



Administrative Permit

Legistar File Number: AP 24-006

February 07, 2024

Introduced: 1/30/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210176 - FARMER MILES C & MARIA

Administrative hearing to consider the construction of a 2,400 square foot metal barn, and associated site improvements, including grading of approximately 115 cubic yards of cut/69 cubic yards of fill.

Project Location: 16815 Blackie Road, Salinas.

Proposed CEQA action: Find the project Categorical 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 qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and none of the exceptions listed in section 15300.2 can be made; and
- b. Approve a Coastal Administrative Permit to allow the construction of a 2,400 square foot metal barn and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Margaret Heely

Property Owner: Farmer Miles C & Maria

APN: 133-041-019-000

Parcel Size: 5 acres

Zoning: Rural Density Residential, 5 acres per unit in the Coastal Zone or "RDR/5(CZ)" and Low Density Residential, 2.5 acres per unit or "LDR/2.5"

Plan Area: North County Coastal Land Use Plan (Coastal) and North County Area Plan (Inland)

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Coastal 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 February 7, 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 6, 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
- North County Fire Protection District

Prepared by: Christina Vu, Assistant Planner, x5139

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 - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Farmer Miles C & Maria, Property Owners; Margaret Heely, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Planning File PLN210176.