



Administrative Permit

Legistar File Number: AP 24-009

February 21, 2024

Introduced: 2/12/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN230050 - PETRI JOHN ANTHONY TR

Coastal Administrative Permit to allow construction of a metal barn (Approx. 1,500 sq. ft.).

Project Location: 385 Paradise Rd, Salinas

Proposed CEQA action: Find the project qualifies for Class 3 Categorical Exemption pursuant to section of the 15303 CEQA Guidelines.

RECOMMENDATIONS:

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

- a. Find the project qualifies for Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Coastal Administrative Permit to allow construction of a 1,500 square foot detached metal barn.

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

PROJECT INFORMATION:

Agent: N/A

Property Owner: John Anthony Petri TR

APN: 129-101-052-000

Parcel Size: 1.853 acres

Zoning: Low Density Residential with a maximum gross density of 2.5 acres per unit in the Coastal Zone or "LDR/2.5(CZ)"

Plan Area: North County Land Use Plan

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 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-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
North County Fire Protection District
California Coastal Commission

Prepared by: Marlene Garcia, Associate Planner, x5114

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

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; Coastal Commission, North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Ginette Quenga, Principal Planner; John Anthony Petri TR, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230050.