



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-002

January 07, 2026

Introduced: 12/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210328 - VEAH ALLEN & MONICA

Administrative hearing to consider planting 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

Project Location: 113 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 153333, and none of the exceptions apply pursuant to Section 15300.2; and

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 21 Categorical Exemption pursuant to CEQA Guidelines Section 15321(a)(2); and
- b. Approve a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Krista Ostoich

Property Owner: Veach Allen & Monica

APN: 416-221-041-000

Parcel Size: 0.99 acres

Zoning: Low Density Residential, 5 acres per unit, Design Control overlay, or "LDR/5-D"

Plan Area: Toro Area Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Draft 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 January 7, 2026, 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, January 7, 2026.

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 Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

HCD-Environmental Services

HCD-Engineering Services

Monterey County Regional Fire District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan & Site Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Benjamin Moulton, Planner; Fionna Jensen, Principal Planner; Ramon Montano, Code Compliance Inspector II; Veach Allen & Monia, Property Owners; Krista Ostoich, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis; Planning File PLN210328