



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 24-059

January 15, 2025

Introduced: 12/17/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN190440 - BERRELLEZA OCTAVIO & IRMA TRS

Administrative hearing to consider demolition of an existing 1,152 square foot single-family dwelling and construction of a 5,234 square foot single-family dwelling with an attached 968 square foot garage and a detached 425 square foot guesthouse.

Project Location: 543 Pini Road, Royal Oaks.

Proposed CEQA action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines.

RECOMMENDATIONS

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

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
- b. Approve a Coastal Administrative Permit to allow demolition of an existing 1,152 square foot two-story single-family dwelling and construction of a one-story 5,234 square foot single-family dwelling with an attached 968 square foot garage; and a Coastal Administrative Permit to allow construction of a 425 square foot guesthouse.

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

PROJECT INFORMATION

Agent: Enrique Eckhaus

Property Owner: Irma & Octavio Berrelleza

APN: 412-012-055-000

Parcel Size: 5.4 acres

Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone

Plan Area: North County Land Use Plan

Flagged and Staked: No

Project Planner: Fionna Jensen, Senior Planner

831-796-6407, JensenF1@countyofmonterey.gov

SUMMARY

Staff is recommending approval of two Coastal Administrative Permits 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 January 15, 2025, 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 14, 2025. 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: Fionna Jensen, Senior Planner

Reviewed and Approved by: Craig Spencer, HCD-Director

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors & Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Craig Spencer, HCD-Director; Octavio and Irma Berrelleza, Property Owners; Enrique Eckhaus, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Planning File PLN190440.