



County of Monterey

Item No.5

Administrative Permit

Legistar File Number: AP 23-090

Introduced: 11/21/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230012 -VALDEZ CISNEROS JUAN JOSE & CISNEROS MARIA

Consider a Lot Line Adjustment between two legal lots of record consisting of: Parcel A, containing 0.59 acres (25,700 Sq. Ft.) and Parcel B, containing 0.09 acres (4,106 Sq. Ft.); resulting in two parcels containing 0.567 acres (Adjusted Parcel A) and 0.11 acres (Adjusted Parcel B), respectively.

Project Location: 24673 & 24681 Grant Street, Chualar, Central Salinas Valley Area Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

RECOMMENDATIONS:

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

- a. Find that the project qualifies for a Class 5 Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of: Parcel A, containing 0.59 acres (25,700 Sq. Ft.) (Assessor's Parcel Number 145-061-007-000) and Parcel B, containing 0.09 acres (4,106 Sq. Ft.) (Assessor's Parcel Number 145-061-008-000). The adjustment would transfer 1,000 Sq. Ft., resulting in two parcels, Adjusted Parcel A, a 0.567 acre (24,700 Sq. Ft.) parcel and Adjusted Parcel B, a 0.11 acre (5,106 Sq. Ft.) parcel, respectively.

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

PROJECT INFORMATION:

Agent: Roberto Ramirez

Property Owner: Valdez Cisneros Juan Jose & Cisneros Maria

APN: 145-061-007-000 & 145-061-008-000

Parcel Size: 0.59 Acres & 0.09 Acres

Zoning: High Density Residential, 10 units per acre, or "HDR/10".

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Lot Line Adjustment 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 December 6, 2023, 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, December, 5th 2023. 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
Monterey County Regional Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner, x5114
Reviewed 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 Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Valdez Cisneros Juan Jose & Cisneros Maria, Property Owners; Roberto Ramirez, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230012.