



Administrative Permit

Legistar File Number: AP 26-015

February 04, 2026

Introduced: 1/30/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250137 - SWITZER JAMES D ET AL

Administrative hearing to consider action on the demolition of a 1,340 square foot single-family dwelling and associated site improvements.

Project Location: 953 Trafton Road, Moss Landing, CA 95039

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301. And there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve the demolition of a 1,340 square foot single-family dwelling and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: N/A

Property Owner: James Switzer

APN: 117-052-008-000

Parcel Size: 1,368 square feet

Zoning: Agricultural Conservation and Coastal Agricultural Preserve, Coastal Zone, or "AC/CAP (CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: N/A

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 4th, 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, February 3rd, 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 Board of Supervisors and the California Coastal Commission.

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: Jordan Evans-Pollockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site and Demolition Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; James Switzer, Property Owner; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250137