



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 24-014

March 06, 2024

Introduced: 2/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230169 - CASA ONDULADO LLC

Restoration Plan to clear Code Enforcement violation (22CE00229) and restore the site from unpermitted removal of 3 Coast live oaks and 77 Monterey pines, totaling 80 protected trees.

Project Location: 1451 Ondulado Road & 1467 Padre Lane, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15308.

RECOMMENDATIONS:

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

- a. Find that the protection of the environment qualifies for a Class 8 Categorical Exemption pursuant to CEQA Guidelines section 15308, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Restoration Plan to clear Code Enforcement violation (22CE00229) and restore the site from unpermitted removal of 3 Oaks and 77 Monterey Pine tree stumps totaling 80 protected trees, including recommended replanting of 68 trees consisting of 45 Monterey Pine and 23 Oaks to restore the affected forested areas.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION:

Agent: Cassandra August

Property Owner: Stephen Soske

APNs: 008-441-033-000 & 008-441-035-000

Parcel Size: The two parcels combined are 6.4 acres (278,784 square feet)

Zoning: Low-Density Residential with 1.5 acres per unit with a Design Control overlay within the Coastal Zone or “LDR/1.5-D (CZ)”

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone.

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Restoration Plan 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 permit and/or commencement of the approved use.

On March 6, 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, March 5, 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 and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

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

HCD-Planning

HCD-Building

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved 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
- Restoration Plan and Arborist Report

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Anna Ginette Quenga, Principal Planner; Stephen Soske, Property Owner; Cassandra August, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230169.