



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: ZA 21-004, **Version:** 1

PLN190311 - BRADFORD

Public hearing to consider a Coastal Administrative Permit to allow after-the-fact construction of a 2,592 square foot pole barn and associated grading of 1,540 cubic yards.

Proposed CEQA Action: Categorically Exempt Per Section 15303(e) of the CEQA Guidelines

Project Location: 343 Paradise Canyon Road, Salinas, Coastal Zone

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution to:

- 1) Find that the project involves the construction of an accessory structure which qualifies for a Class 3 Categorical Exemption pursuant to Sections 15303(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Coastal Administrative Permit to clear code violation case No. 19CE00025 allowing after-the-fact construction of a 2,592 square foot pole barn and associated grading of 1,540 cubic yards.

PROJECT INFORMATION:

Owner: Donna Bradford

APN: 129-093-016-000

Zoning: LDR/2.5(CZ)

Agent: N/A

Parcel Size: 2.6 Acres

Plan Area: North County Land Use Plan, Coastal Zone

Flagged and Staked: No

SUMMARY:

This is a request for an after-the-fact permit to clear a violation. The applicant/owner graded an area within the Building Envelope of the parcel where they dwell and erected a pole barn of 2,592 square feet. The applicant/owner uses the barn for keeping of three horses and one donkey that were already on the property and meet the spatial limit requirements of Monterey County Code (MCC) section 20.14.040.D standards, and associated equipment. Pursuant to MCC section 20.76.060, the application for this Administrative Permit to correct zoning code violation case No. 19CE00025 is being heard by the Zoning Administrator. Pursuant to MCC section 20.90.140, the applicant/owner paid double the fees for this planning permit. Staff has reviewed the permit as if the barn were proposed (not already constructed). The Barn has been constructed within the approved building envelope on the site and meets all development standards for the district. Therefore, staff recommends the permit be granted subject to 4 conditions of approval.

DISCUSSION:

The subject site is a 2.6-acre parcel with an established Building Envelope. The parcel is zoned Low Density Residential 2.5 acres per unit, coastal zone (LDR/2.5(CZ)). The proposed project meets all the zoning development standards, including building coverage, setbacks and height. There is 1,540 cubic yards of cut/fill proposed for grading. There is available water from a nearby mutual well which has met Environmental Health Bureau standards for quantity and quality, although fixtures are not proposed in the plan set. No wastewater will be produced, but a rainwater catchment system is incorporated into the design, and effluent from that will be used to water landscaping. There is no impact to slopes greater than 17%, no impacts to trees or

environmentally sensitive habitat or streams/waterways, and no impact to archaeological or tribal cultural resources. The project is sited in a high fire risk area but the specific location of the project is sufficiently distant from shrubs and trees to be fire-safe. Nearby landscaping is low to the ground. Furthermore, the project has a metal roof, so fire danger from drifting sparks is low. The subject property has no requirements for public access. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, the project was not referred to the North County (LUAC) as it is not located in a design overlay area, on a scenic highway or in a protected viewshed.

CEQA:

The project is categorically exempt from environmental review pursuant to 15303(e) of the CEQA Guidelines. This exemption applies to the construction of an accessory structure in residential zones. The construction of a 2,592 square foot accessory pole barn and associated grading is consistent with these exemptions. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, is not a hazardous waste site, is not near a scenic highway, is not likely to effect cultural resources and the proposed project is limited to the area of a previously-established Building Envelope. Therefore, the project is categorically exempt.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Public Works
HCD-Environmental Services
North County Fire Protection District

Prepared by: Mary Israel, Associate Planner, x5183

Reviewed by: Craig Spencer, Planning Services Manager

Approved by: Carl P. Holm, Acting Chief of Planning and HCD Director

The attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Site Plan, Pole Barn Plan, Elevations, Photographs

Exhibit B - Vicinity Map

cc: Front Counter Copy; Erik Lundquist, Chief of Planning, Craig Spencer, Planning Services Manager, Donna Bradford, Applicant/Owner; Eva Gonzales, Code Enforcement, The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190311