



Administrative Permit

Legistar File Number: AP 24-053

Introduced: 11/1/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN240053 - THE MARINE MAMMAL CENTER

Administrative hearing to consider establishment of a Marine Mammal Center as a use similar use to an animal hospital and construction of open-air, covered, marine mammal pens.

Project Location: 11105 & 11125 Commercial Parkway, Castroville.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Categorical exemption pursuant to CEQA Guidelines section 15301; and
- b. Approve an Administrative Permit to allow the establishment of a Marine Mammal Center as a use similar to an animal hospital, and a Design Approval to allow the construction of an accessory structure (open air, covered, marine mammal pens).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Micah Buster

Property Owner: The Marine Mammal Center

APN: 133-492-006-000 and 133-492-007-000

Parcel Size: 1.06 acres and 1.03 acres

Zoning: Industrial

Plan Area: Castroville Community Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval 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 November 6th, 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, November 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 Planning 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: McKenana Bowling, Assistant Planner, x 5298

Reviewed and Approved by: Anna Quenga, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Anna Quenga, Principal Planner; The Marine Mammal Center, Property Owners; Micah Buster, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240053.