



Administrative Permit

Legistar File Number: AP 26-020

March 04, 2026

Introduced: 2/19/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240335 - YESCAS RENEE & RODRIGUEZ ERNESTO DANIEL

Administrative Hearing to consider restoration of 450 square feet of slopes exceeding 25% and replanting of three (3) Oak trees to partially clear Code Enforcement Case No. 23CE00366.

Project Location: 630 Paradise Rd, Salinas

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333, maintenance, restoration, enhancement or protection of habitat, and none of the exceptions apply pursuant to Section 15300.2; and
- b. Approving a Restoration Permit to partially clear Code Enforcement violation (23CE00366) of 450 square feet of grading on slopes in excess of 25% and replanting of three (3) Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Brittney Schloss

Property Owner: YESCAS RENEE & RODRIGUEZ ERNESTO DANIEL

APN: 129-222-021-000

Parcel Size: 0.91

Zoning: Low Density Residential, 2.5 acres per unit in the coastal zone, or "LDR/2.5 (CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration 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 March 4, 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, March 3, 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.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

HCD-Environmental Services

HCD-Engineering Services

Environmental Health Bureau

North County Fire Protection District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

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
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Luciana Bernal, Code Compliance Inspector; Yescas Renee & Rodriguez Ernesto Daniel, Property Owners; Brittney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240335