



## Administrative Permit

Legistar File Number: AP 24-054

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**Introduced:** 11/1/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN190397-EXT1 - CRIPE REED SILAS & BRIGGA (C P)**

Administrative hearing to consider an extension to a previously approved Combined Development Permit (PLN190397) to clear Code Enforcement violation (14CE00085) consisting of: 1) after-the-fact Coastal Administrative Permit and Design Approval to approve a 1,490 square foot single family dwelling and 390 square foot art studio; and 2) after-the-fact Coastal Development Permit to allow development on slopes over 30 percent.

**Project Location:** 46190 Clear Ridge Road, Big Sur Land Use Plan

**Proposed CEQA action:** Project was found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 on July 14, 2022. Circumstances and conditions of Project have not changed since the project was approved and therefore no new environmental review is necessary.

### RECOMMENDATIONS

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

Extend a previously approved Combined Development Permit (PLN190397) to clear Code Enforcement violation (14CE00085) consisting of:

- a) After-the-fact Coastal Administrative Permit and Design Approval to approve a 1,490 square foot single family dwelling and 390 square foot art studio; and
- b) After-the-fact Coastal Development Permit to allow development on slopes over 30 percent.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

### PROJECT INFORMATION

**Agent:** none

**Property Owner:** Cripe Reed Silas & Brigga (CP)

**APN:** 419-221-007-000

**Parcel Size:** 5 acres

**Zoning:** Watershed and Scenic Conservation with a maximum gross density of 40 acres/unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D(CZ)]

**Plan Area:** Big Sur Land Use Plan, Coastal Zone

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of an Extension to a previously approved Combined Development 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 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, 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 Board of Supervisors and the California Coastal Commission.

Prepared by: Summer Obledo, Permit Technician I, x7096  
Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Extension Request Letter

Exhibit C - Zoning Administrator Resolution No. 22-025, dated July 18, 2022.

cc: Front Counter Copy; Art Black, Fire Protection District representative; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Summer Obledo, Condition Compliance Permit Technician; Mary Israel, Supervising Planner; Robert & Brigga Cripe, Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Planning File; PLN190397 & PLN190397-EXT1.