



Administrative Permit

Registrar File Number: AP 25-063

November 05, 2025

Introduced: 10/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN190155 - ELLA INDUSTRIES INC

Administrative hearing to consider action of restoration of 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

Project Location: Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (nearest address is 146 Vega Road, Royal Oaks).

Proposed CEQA action: Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.
- b. Restoration Permit to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

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

PROJECT INFORMATION

Agent: Trinh Retterer

Property Owner: Ella Industries, Inc.

APN: 117-471-007-000 and 117-471-016-000

Parcel Size: 27.20 acres and 21.61 acres

Zoning: Low Density Residential, 5 acres per unit or "LDR/5"

Plan Area: 29.435 acres and 23.029 acres

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 November 5th, 2025, 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

4th, 2025. 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: Jordan Evans-Pollockow, Assistant Planner, x7065

Reviewed and Approved by: Fionna Jensen, 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; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Fionna Jensen, Principal Planner; Ella Industries Inc., Property Owners; Trinh Retterer (JRG Attorneys at Law), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN190155