



Administrative Permit

Legistar File Number: AP 24-017

March 20, 2024

Introduced: 3/11/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230231 - KIRKPATRICK ERIN ET AL

Consider the Restoration of an approximately 2,500 square foot area, including replanting of 3 redwood trees, to abate Code Enforcement violation (23CE00225).

Project Location: Off of Coast Road, directly across from 39340 Coast Road, Monterey

Proposed CEQA action: Find the project Categorical Exempt pursuant to Section 15308 of the CEQA Guidelines and no exceptions under Section 15300.2 can be made.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 8 Categorical Exemption pursuant to Section 15308 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Restoration Plan to abate Code Enforcement Violation No. 23CE00225 consisting of the restoration of a 2,500 square foot area and replanting of 3 Redwood trees.

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

PROJECT INFORMATION:

Agent: Patricia Jackson Larsen

Property Owner: Kirkpatrick Erin Et Al

APN: 418-121-021-000

Parcel Size: 26,136 square feet (0.60 acres)

Zoning: Rural Density Residential, 40 acres per unit with Design Control Overlay, Coastal Zone, or "RDR/40-D (CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No, not applicable

SUMMARY:

Staff is recommending approval of a Restoration Plan 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 20, 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, March 19, 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 but not to the California Coastal Commission.

Prepared by: Hya Honorato, Assistant Planner, x5173

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plan

Exhibit B - Arborist Report (LIB240014)

Exhibit C - Restoration Plan (LIB240016)

Exhibit D - Biological Resource Review (LIB240015)

Exhibit E - Vicinity Map

cc: Front Counter Copy; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Anna Quenga, AICP, Principal Planner; Patricia Jackson Larsen, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230231.