



Administrative Permit

Legistar File Number: AP 25-016

March 05, 2025

Introduced: 2/26/2025

Version: 2

Current Status: Agenda Ready

Matter Type: Administrative Permit

PLN240367 - SCUDDER PETER H & KAREN A TRS

Consider restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas to clear Code Enforcement Case No. 24CE00521.

Project Location: 531 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 HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Restoration Permit to clear Code Enforcement violation (24CE00521) to allow restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Sheryl Fox

Property Owner: Scudder Peter H & Karen A Trs

APN: 129-091-082-000

Parcel Size: 11.76

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 5, 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, March 4, 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-Planning
North County Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198
Reviewed and Approved by: Fiona Jensen, Principal Planner (WOC)

The following attachments are on file with HCD:

Attachments

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Zoe Zepp, Associate Planner; Kellie Morgantini, Senior Planner, Fiona Jensen, Principal (WOC); Michael Braasch, Code Compliance Inspector; Scudder Peter H & Karen A Trs, Property Owners; Sheryl Fox, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240367