



# County of Monterey

Item No.1

## Administrative Permit

Legistar File Number: AP 25-039

August 20, 2025

Introduced: 8/11/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN240274 - KANTOR JUSTIN M

Administrative hearing to consider construction of a 1,566 square foot manufactured home on a permanent foundation with a 704 square foot attached deck and a 448 square foot attached garage.

**Project Location:** 26170 Rinconada Drive, Salinas, Toro Area Plan

**Proposed CEQA action:** Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that no exceptions pursuant to section 15300.2 apply.

### RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that no exceptions pursuant to section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow for the construction of a 1,566 square foot manufactured home on a permanent foundation with a 704 square foot attached deck and a 448 square foot attached garage.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

### PROJECT INFORMATION

**Agent:** Brittney Schloss

**Property Owner:** Justin Kantor

**APN:** 416-051-017-000

**Parcel Size:** 2.08 acres

**Zoning:** RDR/B-8-VS

**Plan Area:** Toro Area Plan

**Flagged and Staked:** Yes

**Project Planner:** Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079

### SUMMARY

Staff is recommending approval of an Administrative 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 August 20, 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, August 19, 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 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

Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and approved by: Fiona Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

Exhibit C - Biological Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fiona Jensen, Principal Planner; Justin Kantor, Property Owners; Brittney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240274