



County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 24-017

March 28, 2024

Introduced: 3/21/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN220037 - SARO RAYMUNDO & ANTONIA

Public hearing to consider the construction of a one-story single family dwelling (approx. 4,757 square feet) with two attached garages (approx. 528 square feet each) and 1,800 square foot detached workshop. The project includes a detached 797 square foot accessory dwelling unit with an attached 380 square foot storage room and a 441 square foot two-car garage and grading of approximately 997 cubic yards of cut and 997 cubic yards of fill.

Project Location: 334 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

- a. Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- b. Approving a Design Approval to allow the construction of a 4,310 square foot single family dwelling with two attached garages at 528 square feet each, a 276 square foot covered porch, 1,161 square foot covered patio, 797 square foot detached accessory dwelling unit with an attached 380 square foot storage room, 441 square foot two-car garage, 1,800 square foot workshop, and site improvements.

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

PROJECT INFORMATION

Agent: N/A

Property Owner: Raymundo & Antonia Saro

APN: 416-444-023-000

Parcel Size: 4.03 acres (175,546 square feet)

Zoning: Low Density Residential with a Building Site 6 and Design Control overlay or "LDR/B-6-D"

Plan Area: Toro Area Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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. The decision on this project is appealable to the Planning Commission.

Public comments were received by the neighbors when the project was publicly noticed for the Toro Land Use Advisory Committee meeting. Concerns regarding a lighting plan, site design, height of the proposed single family dwelling, noise from the proposed workshop, additional water connection to serve the accessory dwelling unit, and whether there would be commercial construction business occurring in a residential neighborhood. Staff addressed these concerns by stating the proposed development meets the Monterey County Code (MCC) Section 21.14.060 development standards for height and building site coverage. Furthermore, commercial construction businesses are not permitted land uses in Low Density Residential zoning districts pursuant to MCC Chapter 21.14. Pursuant to MCC Section 10.60.030, the operation of noise-producing devices is regulated. Additionally, the project has been conditioned to provide a lighting plan meeting MCC Section 21.63.020. There was an existing well onsite which was demolished according to Environmental Health Bureau standards. A new well was drilled at the expense of the property owner which has the capacity to serve the single family dwelling and accessory dwelling unit. Additional public comments were received regarding concerns over the white exterior color of the structures not being an earth tone color, height of the main residence, the square footage of impervious surfaces, and questions regarding a construction management plan were raised. The applicant chose the white color to reflect a Spanish-style architecture for the proposed development and the project plans include a preliminary construction management plan. HCD-Engineering Services requires a final construction management plan prior to the issuance of a construction permit. Additionally, height of the proposed structure is below the 30 foot maximum requirement and site coverage including impervious surfaces is below the 25 percent allowed for development of the site.

OTHER AGENCY INVOLVEMENT

The project has been reviewed by the Environmental Health Bureau and recommended conditions have been incorporated.

Prepared by: Kayla Nelson, Associate Planner, x6408

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

The following attachments are on file with HCD:

- Exhibit A - Project Data Sheet
- Exhibit B - Draft Resolution, including;
 - Conditions of Approval
 - Site Plan, Floor Plans, Elevations, and Colors and Materials
- Exhibit C - LUAC Minutes, dated October 24, 2022 and February 12, 2024
- Exhibit D - Public Comments

- Exhibit E - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;
Kayla Nelson, Planner; Anna Ginette Quenga, Principal Planner; Raymundo & Antonia Saro,
Property Owners; Interested Parties; The Open Monterey Project; LandWatch (Executive
Director); Lozeau Drury LLP; Planning File PLN220037

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