



Administrative Permit

Legistar File Number: AP 26-058

July 01, 2026

Introduced: 6/23/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230304 - FOLEY JARED JOHN

Administrative hearing to consider a new 3,193 square foot single family dwelling, 943 square foot attached garage, 864 square foot covered porch and 238 square foot deck within a Visual Sensitivity Zoning District.

Project Location: 372 A Corral De Tierra Road, Salinas, 93908

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS:

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

- a) Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2; and
- b) Administrative Permit and Design Approval to allow the construction of a 3,193 square foot two-story single-family dwelling with a 943 square foot attached garage, and associated site improvements, including a 864 square foot covered porch and 238 square foot deck.

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

PROJECT INFORMATION:

Agent: Benjamin Tiscareno

Owner: Foley Jared

APN: 151-081-007-000

Zoning: Resource Conversation with a maximum Density of 10 units an acre and a Visual Sensitivity overlay or "RC/10-VS"

Parcel Size: 9.9 Acres

Plan Area: Toro Area Plan

Flagged and Staked: Yes

Project Planner: Jose Mendoza, Assistant Planner

mendozaj10@countyofmonterey.gov; (831) 755 5025

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 building/grading permits and/or commencement of the approved use.

On July 1st, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is by 5:00 pm Tuesday, June 30, 2026. 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.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services

HCD-Public Works

HCD-Environmental Services

Monterey County Regional Fire Protection District

Prepared by: Jose Mendoza, Assistant Planner,

Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations & Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Staking & Flagging Photos

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Public Works; HCD-Engineering Services; Jose Mendoza, Planner; Jacquelyn M. Nickerson, Principal Planner; Tiscareno Benjamin, Agent; Foley Jared, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN230304