



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 24-028

August 15, 2024

Introduced: 8/8/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN240016 - FERRINI OAKS LLC

Public hearing to consider a Design Approval to allow construction of a 3,656 square foot single family dwelling with 924 square foot attached garage, new site retaining walls (130 linear feet with an average height of 4 feet) and new debris wall (150 linear feet).

Project Location: 15135 Blue Sky Lane, Salinas, Toro Area Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project for a new single-family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303; and
- b. Approval a Design Approval to allow construction of a 3,656 square foot single-family dwelling with an attached 924 square foot garage, new retaining walls spanning 130 linear feet with an average height of 4 feet, and colors and materials consisting of light brown plaster with dark brown trim, brown concrete tile roofing and exterior stone detailing.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: John Moore

Property Owner: Ray Harrod Jr.

APN: 161-013-007-000

Parcel Size: 2.2 acres

Zoning: Low-Density Residential with a Building Site 6 overlay 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 Board of Supervisors.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner x5298

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

The following attachments are on file with HCD:

Attachments

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 July 8th, 2024.

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; McKenna Bowling, Planner; Anna
Ginette Quenga, AICP, Principal Planner; Ray Harrod Jr, Property Owners; John Moore,
Agent; Planning File PLN40016