



## Zoning Administrator

Legistar File Number: ZA 26-045

April 30, 2026

**Introduced:** 4/21/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN240262 - EVERS COURTLAND F TRS**

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

**Project Location:** 148 San Benancio Road, Salinas

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

### RECOMMENDATIONS

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.
- b. Approve a Design Approval to allow construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

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

### PROJECT INFORMATION

**Agent:** Darren Davis

**Property Owner:** Courtland Evers

**APN:** 416-261-023-000

**Parcel Size:** 5.24 acres or 228, 254 square feet

**Zoning:** LDR/5-D or Low Density Residential, 5 acres per unit density, Design Control overlay

**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. The project was previously scheduled for the March 12, 2026 Zoning Administrator hearing and was continued to allow the applicant sufficient time to conduct water quality testing. The applicant has received the water quality testing reports and submitted them to Environmental Health

Bureau staff. The project has been deemed complete with no conditions recommended with the completeness determination.

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: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed and Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Inland Design Approval Application Form

- Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes, dated March 9, 2026

cca: Front Counter Copy; Toro Land Use Advisory Committee; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Courtland Evers, Property Owners; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240262.