



# County of Monterey

Item No.2

## Zoning Administrator

Legistar File Number: ZA 26-062

June 11, 2026

**Introduced:** 6/3/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN240156 - JACOBO-PEREZ JOSE ALBERTO AND PABLO ALICIA PEREZ**

Public hearing to consider action on the construction of a 5,000 square foot welding shop and a 1,125 square foot single family dwelling with associated site improvements.

**Project Location:** 24311 Grant St, Chualar, CA, Central Salinas Valley Area Plan

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

#### RECOMMENDATION:

It is recommended that the Zoning Administrator continue the hearing on the project to a date uncertain. Staff requested a complete operational plan to include within the draft resolution; however the applicant was not able to provide the necessary details requested. Accordingly, staff recommends that the Zoning Administrator continue this hearing to a date uncertain. Staff will return once all the information is provided.

#### PROJECT INFORMATION:

**Agent:** Kevin Gonzalez

**Property Owner:** Jose Alberto Jacobo-Perez and Alicia Perez Pablo

**APN:** 145-043-007-000

**Parcel Size:** 0.43 acres

**Zoning:** Light Commercial and High Density Residential with a maximum gross density of ten (10) units per acre or "LC|HDR/10"

**Plan Area:** Central Salinas Valley Area Plan

**Flagged and Staked:** No

**Planner:** Jade Mason, Assistant Planner

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#### SUMMARY/DISCUSSION:

The subject property is located at 24311 Grant Street in Chualar, within the Central Salinas Valley Area Plan. The property was previously developed site. The proposed project consists of the construction of a 5,000 square foot welding shop, a 1,125 square foot single family dwelling consisting of 3 bedrooms and 2 bathrooms, a 828 square foot accessory dwelling unit with associated site improvements.

Staff requested that additional information be provided to clarify the project scope. Accordingly, staff recommends that the Zoning Administrator continue this hearing to a date uncertain. Staff will return with a draft resolution reflecting the clarified project.

Prepared by: Jade Mason, Assistant Planner

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

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jade Mason, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Jose Alberto Jacobo-Perez and Alicia Perez Pablo, Property Owner; Conor O'Toole, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240156