



Zoning Administrator

Legistar File Number: ZA 26-048

May 14, 2026

Introduced: 5/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

Public hearing to consider construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

Project Location: 128 Rodgers Road, Salinas, CA

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 adopt a resolution to:

- a. Find 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. Approve a Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

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

PROJECT INFORMATION:

Property Owner: Maria Elena Romero Torres and Juan Romero Vargas

Agent: Juvencio Flores

APN: 253-011-005-000

Parcel Size: 4.645 acres

Zoning: Resource Conservation, 10 acres per unit, with a Design Control Overlay, or "RC/10-D"

Plan Area: Greater Salinas 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:

Environmental Health Bureau
HCD- Engineering Services
HCD-Environmental Services
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x 7065

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

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Colors & Materials
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Maria Elena Romero Torres and Juan Romero Vargas, Property Owners; Juvencio Flores, Agent; Planning File PLN40261 The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250388.