



# County of Monterey Planning Commission

**Item No. 2**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Legistar File Number: PC 25-033**

April 09, 2025

**Introduced:** 4/2/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

## **PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW**

Public hearing to consider construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, 618 square feet of decks, removal of 10 protected Oak trees, and development slopes in excess of 25%.

**Project Location:** 103 A San Benancio Rd, Salinas, Toro Area Plan

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

### RECOMMENDATION:

It is recommended that the Planning Commission continue the hearing to April 30, 2025.

### PROJECT INFORMATION:

**Agent:** Jack Camp

**Property Owner:** Carolyn Peliova and Matthew Bradford

**APN:** 416-231-018-000

**Parcel Size:** 6.5 acres

**Zoning:** Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D"

**Plan Area:** Toro Area Plan

**Flagged and Staked:** Yes

**Planner:** Joseph Alameda, Assistant Planner

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### SUMMARY/DISCUSSION:

The subject property is located at 103A San Benancio Road, Salinas within the Toro Area Plan and is surrounded by residences on all sides. The applicant proposes the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, a 310 square foot driveway, and 730 square feet of patios/hardscape. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%. Potable water is provided to the parcel by the California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS).

On February 12, 2025 the project was heard by the County of Monterey Planning Commission. The project was continued to a date certain of April 9, 2025 to allow the applicant time to address concerns of the Planning Commission regarding development on slopes in excess of 25%. The applicant has communicated to staff that more time will be needed before returning to the Planning

Commission. Therefore, staff is recommending the Planning Commission continue this hearing to a date certain of April 30th, 2025.

LUAC:

The proposed project was reviewed by the Toro Land Use Advisory Committee on October 28th, 2024. The recommended approval of the project by a vote of four to zero, but expressed concerns relative to colors and materials, the health of replanted trees, and the requirement for a Use Permit to allow development on slopes in excess of 25%.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The proposed project involves the construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements including a 310 square foot driveway. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed by: Fionna Jensen, Principal Planner (WOC)

Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen Principal Planner; Carolyn Peliova and Matthew Bradford, Property Owners; Jack Camp, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230131