



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-033

June 26, 2025

Introduced: 6/10/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN230008 - LAZARO ALBERTO & RIVERA HECTOR MONTEJANO

Public hearing to consider construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm worker employee housing unit with 780 square foot back porch, 1,280 square foot barn, and a 2,400 square foot workshop.

Project Location: 774 Old Stage Road, Salinas, Greater Salinas Area Plan.

Proposed CEQA action: Find the project Categorically 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 California Environmental Quality Act (CEQA) Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm worker employee housing unit with 780 square foot back porch, 1,280 square foot barn, and a 2,400 square foot workshop.

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

PROJECT INFORMATION:

Agent: Hector Montejano

Property Owner: Hector Montejano

APN: 211-051-023-000

Parcel Size: 9.9 acres

Zoning: RDR/10-D or Rural Density Residential with 10 acres per unit density, and Design Control overlay

Plan Area: Greater Salinas

Flagged and Staked: No?

Project Planner: McKenna Bowling, Assistant Planner

(831) 755-5298, bowlingmr@countyofmonterey.gov

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
Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner, x 5298

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

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; McKenna Bowling, Planner; Jacquelyn M. Nickerson, Principal Planner; Hector Montejano, Property Owners; Hector Montejano, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230008.