



# County of Monterey

Item No.4

## Zoning Administrator

Legistar File Number: ZA 25-048

September 11, 2025

Introduced: 9/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

### PLN250035 - PAGE BRANDON AND SAMANTHA

Public hearing to consider construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, and associated site improvements.

**Project Location:** 13780 Vista Dorada Drive, 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 that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow the construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 6 conditions of approval.

### PROJECT INFORMATION

**Agent:** William Mefford

**Property Owner:** Brandon Page

**APN:** 161-411-010-000

**Parcel Size:** .74 acres

**Zoning:** Low Density Residential, with Building Site-8, and Design Control overlays ("LDR/B-8-D")

**Plan Area:** Toro Area Plan

**Flagged and Staked:** Yes

**Project Planner:** Joseph Alameda, Associate Planner

831-787-7079, alamedaj@countyofmonterey.gov

### SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), 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 Planning Commission.

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: Joseph Alameda, Assistant Planner, x7079  
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including;  
- Conditions of Approval  
- Site Plan, Floor Plans, Elevations, and Colors and Materials  
Exhibit B - LUAC Minutes  
Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District (Fire);  
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Brandon Page, Property Owners; William Mefford, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250035