



# County of Monterey

Item No.1

## Zoning Administrator

Legistar File Number: ZA 26-018

March 12, 2026

**Introduced:** 3/3/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN240262 - EVERS COURTLAND F TRS**

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

**Project Location:** 148 San Benancio Road, 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 the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.
- b. Approve a Design Approval to allow construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

### PROJECT INFORMATION

**Agent:** Darren Davis

**Property Owner:** Courtland Evers

**APN:** 416-261-023-000

**Parcel Size:** 5.24 acres or 228, 254 square feet

**Zoning:** LDR/5-D or Low Density Residential, 5 acres per unit density, Design Control overlay

**Plan Area:** Toro 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.

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: McKenna Bowling, Associate Planner, (831) 755-5298  
Reviewed and Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials
- Inland Design Approval Application Form

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes, dated March 9, 2026

CC: Front Counter Copy; Toro Land Use Advisory Committee; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Courtland Evers, Property Owners; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240262.