

County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Final

Thursday, September 11, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - CALL TO ORDER

Melanie Beretti called the meeting to order 9:30 a.m.

ROLL CALL

**Melanie Beretti, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services**

Zoning Administrator took a moment to memorialize September 11th.

PUBLIC COMMENT

Zoning Administrator Melanie Beretti touched on two e-mails that came in regarding non-agendized e-mail regarding ADU, Modular housing, regional coordination (Salinas, Seaside, Gonzales)

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida R. Estrada stated that she received and distributed correspondence via e-mail and during the meeting to staff and zoning administrator item #4 PLN250035 and for a non-agendized item.

9:30 A.M. - SCHEDULED ITEMS

1. PLN220098 - ROMAN CATHOLIC BISHOP OF MTY

Public hearing to consider the remodel of a portion of the Our Lady of Assumption Church, a new first floor addition to the Parish Hall of Approximately 530 square feet, and construction of a new second floor (Approx. 6,600 square feet) for offices and a lounge. This project includes a new onsite sign (Approx. 45 square feet) and modification of parking standards to allow parking across two properties and reducing the total spaces from 199 to 110.

Project Location: 100 Salinas Road, North County Area Plan

Proposed CEQA Action: 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.

Joseph Alameda, presented the item.

**Public Comment: Robbie Perry, applicant; Salvador Munoz, architects;
Yolanda Melgoza, Parishioner at the Assumption Church**

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines sections 15303, and none of the exceptions in section 15300.2 apply to the project; and approving an Amendment to Use Permit No. ZA-3189 to allow a remodel and addition to an existing church (Building "B") consisting of a 5,945 square foot interior remodel on the first floor, a 531 square foot

addition to the first floor, and a 6,620 square foot addition to the second floor;
b. Installation of a 44 square foot onsite sign; and c. a modification to parking standards by: i. allowing off-street parking to be shared across two properties; and ii. reducing the total parking requirement from 199 spaces to 110 spaces. The Zoning Administrator approved and made non-substantive changes to the resolution, including added language to resolution that clarifies the library use of church parking per agreement is not in conflict on the parking lot and under finding #4 typo refers to Title 20 should reflect Title 21.

2. PLN230294 - OFFICER MICHAEL B SR & BARBARA A TRS

Public hearing to consider the conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

Project Location: 34555 Cachagua Road, Carmel Valley, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Polockow, presented the item.

Public Comment: Robert Officer, agent; Jennifer Phillips, agent

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15304; and approving a Use Permit to allow conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%. The Zoning Administrator approved and made non-substantive changes to the resolution, including under finding #4 evidence a clarification on cultivation on slope between 5% and 24%, only 12-24% are subject to granting of the use permit and as well on line 12 and 13 minor edits.

3. PLN240276 - T & B SPRAGUE LLC

Public hearing to consider establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

Project Location: 11065 Commercial Parkway, Castroville

Proposed CEQA action: Find the project Categorically Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Kayla Nelson, presented the item.

Public Comment: Maya, applicant

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and approving a Use Permit for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork. The Zoning Administrator approved and made

non-substantive changes to the resolution.

4. 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.

Joseph Alameda, presented the item.

Public Comment: Bill Mefford, agent

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approving 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 Zoning Administrator approved and made non-substantive changes to the resolution with added clarification to the design and development standard, whereas to clarify setbacks.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:30 a.m.

APPROVED:

/S/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY:

/S/Armida Ruano Estrada

Armida Ruano Estrada, Zoning Administrator Clerk

APPROVED ON OCTOBER 09, 2025