

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Final

Thursday, September 12, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 a.m.

ROLL CALL

**Mike Novo, Zoning Administrator
Luis Rodriguez, Katherine Day, Environmental Services
Bora Akkaya, Arlen Blanca, Public Works
Corrine Ow, Environmental Health**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

ACCEPTANCE OF MINUTES

- A.** Acceptance of the August 29, 2024, County of Monterey Zoning Administrator meeting minutes.

The Zoning Administrator accepted the August 29, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN230258 - CALIFORNIA ARTICHOKE & VEGETABLE GROWERS CORP.**

Public hearing to consider construction of an agriculture support fueling station consisting of six dispensing pumps, two 12,000-gallon above-ground diesel tanks, and one 10,000-gallon above-ground gasoline tank.

Project Location: 114 Molera Road, Moss Landing.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA guidelines section 15303 and no exceptions apply pursuant to section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Public Comments: Jon Bohlman, Applicant

The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and approved a Coastal Development Permit to allow the establishment of an agricultural support fueling station consisting of six dispensing pumps, two 12,000-gallon above-ground diesel tanks, and one 10,000-gallon above-ground gasoline tank. The Zoning Administrator made non-substantive changes to the resolution.

2. PLN240017 - FERRINI OAKS LLC

Public hearing to consider construction of 3,656 square foot single-family dwelling with attached 924 square foot garage, new site retaining walls and development on slopes greater than 25%.

Project Location: 24315 Rustic Lane, Salinas, Toro Area Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303.

Benjamin Moulton, Project Planner, presented the item.

Public Comments: Ray Harrod, Applicant

The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and none of the exceptions in Section 15300.2 apply to the project; and approved a Design Approval to allow the construction of a 3,656 square foot single family dwelling with attached 924 square foot garage, new site retaining walls and associated site improvements, and a Use Permit to allow construction on slopes greater than 25%. The Zoning Administrator made non-substantive changes to the resolution.

3. PLN200247 - DAY KEITH W & MICHELLE E TRS

Public hearing to consider an after-the-fact permit to partially clear a Code Enforcement violation (20CE00206) and allow an agricultural support facility.

Project Location: 30053 Short Rd, Gonzales, CA 93926, Central Salinas Valley Area Plan

Proposed CEQA Action: Find the project Categorically Exempt pursuant to Section 15304 of the CEQA Guidelines and that none of the exceptions to the exemption in section 15300.2 can be made.

Christina Vu, Project Planner, presented the item.

Public Comments: Joel Panzer, Agent; Keith Day, Applicant

The Zoning Administrator continued the hearing on this item to a date certain, September 26, 2024.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:25 a.m.

APPROVED:

/S/Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY

/S/ Armida Estrada

Armida Estrada, Zoning Administrator Clerk

APPROVED ON September 26, 2024