

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**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.**