

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Agenda - Final

Wednesday, July 8, 2026

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>



County of Monterey Planning Commission

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT:

Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS:

Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

INTERPRETATION SERVICES:

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on ‘Attend’ to join.

Thank you for your cooperation and we look forward to your participation.

SERVICIOS DE INTERPRETACIÓN:

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

<https://attend.wordly.ai/join/THCT-8529>

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at phearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in

implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor,

Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Paul C. Getzelman – Chair
Amy Roberts – Vice Chair
Ben Work
Francisco Javier Mendoza
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Etna Monsalve
Christine Shaw
Martha Diehl

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL OF CONSENT CALENDAR

1. LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS

Attachments: [Staff Report](#)
 [Exhibit A - LUAC Membership Tracker](#)

2. Approval of the June 24, 2026, Planning Commission Meeting Minutes.

Attachments: [Cover Page](#)
 [PC_Draft Minutes_062426](#)

9:00 A.M. – SCHEDULED MATTERS**3. REF250009 - AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J) WORKSHOP**

Receive an informational presentation on the Agricultural and Winery Corridor Plan (Chapter 9.J of the 2010 General Plan) and required implementation actions .

Planning Area: Inland (non-coastal) unincorporated areas

Proposed CEQA action: An informational presentation is exempt per CEQA Guidelines Section 15262.

Attachments: [Staff Report](#)
 [Exhibit A - Agricultural and Winery Corridor Plan Map](#)
 [Exhibit B - Agricultural and Winery Corridor Plan \(Chapter 9.J. of the 2010 General Plan\)](#)

4. PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)

Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.

Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.

Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - LUAC Minutes](#)

5. PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Biological Report and Supplemental Assessment](#)
 [\(County of Monterey Library No. LIB100396\)](#)
 [Exhibit E - LUAC Minutes dated May 7, 2026](#)
 [Exhibit F - Arborist Letter](#)

6. PLN220053 - TEDFORD JEFFREY R & DONNA M TRUST

Public hearing to consider major remodel of a 3,107 square foot single family dwelling, resulting in a 7,071 square foot single family dwelling, and associated site improvements, including new and replacement accessory structures (covered entry, sheds, loggia, terraces) and re-configuration of the driveway. The project also involves after-the-fact development on slopes in excess of 30 percent, restoration of previously disturbed areas with native coastal scrub plants, development within the Critical Viewshed, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources.

Project Location: 31525 Highway 1, Carmel

Proposed CEQA action: Find that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Big Sur LUAC Meeting Minutes for January 9, 2026,](#)
 [and May 26, 2026](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Site Photos](#)
 [Exhibit E - Geotechnical As-built review and drainage plan sheets](#)
 [Exhibit F - Biological Report \(LIB240077\)](#)

DEPARTMENT REPORT

ADJOURNMENT