

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Wednesday, February 11, 2026**

**9:00 AM**

**Para interpretación en español, haga clic aquí:**

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

**County of Monterey Planning Commission**

**9:00 A.M. - CALL TO ORDER**

The meeting was called to order by Chair Gonzalez at: 9:06a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Getzelman.

**ROLL CALL**

**Present:**

**Paul C. Getzelman**

**Jessica Hartzell**

**Ernesto Gonzalez**

**Ben Work**

**Etna Monsalve**

**Ramon Gomez**

**Amy Roberts**

**Christine Shaw**

**Francisco Javier Mendoza**

**Absent:**

**Martha Diehl**

Secretary Beretti reviewed the Zoom Protocols and provided instructions for the Wordly Interpretation services.

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Navarro informed the Commission that there are additional public comments and an Errata Memo from staff for Agenda Item No.9 – REF250042 (Coastal) & REF250043 (Inland) - AMENDED VACATION RENTAL ORDINANCES

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**APPROVAL OF CONSENT CALENDAR**

1. Acknowledge the resignation of Bill Bartosh from the South County Land Use Advisory Committee.
2. Acknowledge the resignation of Joy Jacobs from the Greater Monterey Peninsula Land Use Advisory Committee.
3. Acknowledge the resignation of Steve Turley from the South County Land Use Advisory Committee.

- 4. Acknowledge the resignation of Steve McMurtrie from the Toro Land Use Advisory Committee.
- 5. Acknowledge the resignation of Gregory Traynor from the South County Land Use Advisory Committee.
- 6. Acknowledge the resignation of Dan Keig from the Carmel Highlands/Unincorporated Land Use Advisory Committee.

**Public Comments:**

**None**

**Commissioner Roberts asked to send a thank you letter to the LUAC members for their services**

**It was moved to approve by Commissioner Gomez, seconded by Commissioner Mendoza by the following vote:**

**AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Roberts, Shaw, Mendoza,**

**NOES: None**

**ABSENT: Diehl**

**ABSTAIN: None**

**APPROVAL/ACCEPTANCE OF MINUTES**

- 7. Approval of the January 14, 2026, Planning Commission Meeting Minutes.

**Public Comments:**

**None**

**It was moved to approve by Commissioner Monsalve, seconded by Commissioner Gomez by the following vote:**

**AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Roberts, Shaw, Mendoza**

**NOES: None**

**ABSENT: Diehl**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

**8. COUNTY OF MONTEREY PLANNING COMMISSION**

The Planning Commission will receive nominations from the Planning Commission Nomination Committee for a new Commission Chair and Vice Chair, and the Commission will elect a new Chair and Vice Chair for 2026.

**It was moved to appoint Commissioner Getzelman as Chair and Commissioner Roberts as Vice Chair for the year of 2026, by Commissioner Gomez, seconded by Commissioner Monsalve by the following vote:**

**AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Roberts, Shaw, Mendoza,**

**NOES: None**

**ABSENT: Diehl**

**ABSTAIN: None**

**Commissioner Getzelman assumed the role of Planning Commission Chair.**

**Fionna Jensen sat in as Planning Commission Secretary.**

**9. REF250042 [COASTAL] & REF250043 [INLAND] - AMENDED VACATION RENTAL ORDINANCES**

Public Hearing to consider a recommendation to the Board of Supervisors to consider an Addendum, together with the Final Environmental Impact Report (SCH # 2022080643), adopt an ordinance amending Title 7 of Monterey County Code to amend Section 7.02.060 and amend Chapter 7.120 - *Regulations for Vacation Rentals*, adopt a resolution of intent to adopt an ordinance amending Title 20 of the Monterey County Code (coastal) to amend Section 20.64.290 - *Regulations for Vacation Rentals*, and adopt an ordinance amending Title 21 of the Monterey County Code (inland) to amend Section 21.64.290 - *Regulations for Vacation Rentals*.

**Project Location:** Countywide

**Proposed CEQA action:** Consider an Addendum, together with the Final Environmental Impact Report (SCH # 2022080643) for the Monterey County Vacation Rental Ordinances Project (Resolution No. 24-355) pursuant to CEQA Guidelines Section 15164.

**Melanie Beretti, Project Planner presented the item.**

**The commission recessed at 10:24a.m. and reconvened at 10:34a.m.**

**Melanie Beretti continued presenting the item.**

**Public Comment:**

**Ellen Korstanje, Fred Faltersack, Brianna Tringali, Laura Davis with Land Watch Monterey County, Chuck Stein, David Hakakian, Desiree Gillingham, Richard Matthews, Susan Jones, Trey Kropp, Lowell Strauss, Kathleen Lee with Pebble Beach Company, Annee Martin, Janet Hardisty, Marcus Foster, Doug Clay, Diane Mazzei, Lynda Marin, Vanessa, Bruce Merchant, Paul Bromley, Sofanya White, Doris**

**Commissioner Gonzalez left the meeting at 11:20a.m.**

**It was moved to deny by Commissioner Shaw, seconded by Commissioner Gomez by the following vote:**

**AYES: Getzelman, Gomez, Work, Monsalve, Roberts, Shaw, Mendoza**

**NOES: Hartzell**

**ABSENT: Diehl, Gonzalez**

**ABSTAIN: None**

**Commissioner Roberts left the meeting at 12:00p.m.**

**Robert Bryer sat in as Counsel.**

**Melanie Beretti resumed her seat as the Planning Commission Secretary.**

**10. PLN230339 - LEATON MICHAEL GUY & TRACY PIAZZA LEATON**

Continued from January 25, 2026 - Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and to partially clear Code Enforcement case 23CE00194 with Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B; and consider after-the-fact construction of a detached 320 square foot garden shed on Adjusted Parcel A.

**Project Location:** 58 Mt. Devon Road, Carmel, Carmel Area Land Use Plan

**Proposed CEQA action:** Find the project qualifies as a Class 1, 5, and 33 Categorical Exemption pursuant to CEQA Guidelines sections 15301, 15305(a) and 15333, and there are no exceptions pursuant to Section 15300.2

**McKenna Bowling, Project Planner presented the item.**

**Applicant Representative:**

**Matthew Sundt**

**Public Comment:**

**None**

**It was moved to approve with added language to Condition Number 7 regarding Tree Replanting and Condition Number 9, Indemnification Agreement by Commissioner Gomez, seconded by Commissioner Hartzell by the following vote:**

**AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Shaw, Mendoza,**

**NOES: None**

**ABSENT: Diehl, Gonzalez, Roberts**

**ABSTAIN: None**

**DEPARTMENT REPORT**

**Secretary Beretti informed the Commission that staff does not have an update.**

**ADJOURNMENT**

**The meeting was adjourned by Chair at 12:15p.m.**

**APPROVED**

**/s/ Melanie Beretti**

**Planning Commission Secretary**

**ATTEST:**

**BY: /s/ Janet Navarro**

**Planning Commission Clerk**

**APPROVED ON: March 11, 2026**