

County of Monterey

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



Meeting Minutes - Final

Wednesday, August 13, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

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

County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Work.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Etna Monsalve

Christine Shaw

Absent:

Martha Diehl

Secretary Jacquelyn Nickerson reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are no agenda additions, deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw inquired whether the public would have access to a platform other than Accela, citing that Accela is difficult to navigate. Secretary Nickerson informed the Commission that there are upcoming updates to the public-facing Accela interface and committed to providing a timeline for these improvements.

9:00 A.M. – SCHEDULED MATTERS

1. PLN240285 - PERKINS ROBERT T & MARA B TRS

Continued from July 9, 2025 - Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements

including the removal of 13 Oak trees.

Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan

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

Hya Honorato, Project Planner presented the item.

Applicant Representative: Craig Holdren

Public Comment: None

The Chair trailed the hearing on this item until after the conclusion of Agenda Item No. 3.

2. PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW

Continued from February 12, 2025, and April 9, 2025- Public hearing to consider construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, a 369 square foot deck, removal of 10 protected Oak trees, and development slopes in excess of 25%.

Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan

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, Project Planner presented the item.

Applicant Representative: Jack Camp

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote to find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and approve a Combined Development Permit consisting of a Design Approval to allow the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway and a Use Permit to allow the removal of 10 protected Oak trees and a Use Permit to allow development on slopes in excess of 25%.

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

3. PLN240223 - MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL

Public hearing to consider a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

Project Location: 35811, 35963, and 35809 Highway 1, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2.

Joseph Alameda, Project Planner presented the item.

Applicant Representative: Laura Lawrence

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commissioner Shaw and passed by the following to find the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2 and approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

The Commission recessed at 9:55 a.m. and returned at 10:15 a.m.

The Commission returned to Agenda Item No. 1.

1. PLN240285 - PERKINS ROBERT T & MARA B TRS

Continued from July 9, 2025 - Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements including the removal of 13 Oak trees.

Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan

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

Hya Honorato, Project Planner presented condition number 14 language updates.

Applicant Representative: Craig Holdren

It was moved by Commissioner Hartzell, seconded by Commissioner Gomez and passed by the following vote to find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply, and approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements, and a Use Permit to allow the removal of 13 Coast live oak trees with updates to the Condition 14 to include language ensuring there is no interior access from the Accessory Dwelling Unit to the attached Studio and a correction to the number of trees to be removed and replaced.

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

DEPARTMENT REPORT

Secretary Nickerson informed the Commission that the Board of Supervisors approved updates to the Zoning Map to reclassify multiple zoning districts, ensuring consistency with the 2010 General Plan existing land use designations.

Secretary Nickerson reported that the Coastal Commission is meeting today to consider the Coastal Vacation Rental Ordinance. Staff will provide an update regarding the outcome at the next Planning Commission meeting.

Secretary Nickerson advised that updates to the Fire Hazard Severity Zones are scheduled to be presented to the Board of Supervisors on August 19, 2025.

Secretary Nickerson announced that Billie Jo Garcia has joined the Housing and Community Development Department as the Ombudsperson, and that screening for the Assistant Planner and Senior Planner positions has commenced.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:22 a.m.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON SEPTEMBER 24, 2025