

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Wednesday, January 14, 2026**

**9:00 AM**

**County of Monterey Planning Commission**

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

The meeting was called to order by Chair Gonzales at 9:02 a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Monsalve.

**ROLL CALL**

**Present:**

**Paul C. Getzelman**

**Martha Diehl arrived at 9:09 a.m.**

**Jessica Hartzell**

**Ernesto Gonzalez**

**Ben Work**

**Etna Monsalve**

**Christine Shaw**

**Ramon Gomez arrived at 9:05 a.m.**

**Absent:**

**Francisco Javier Mendoza**

**Amy Roberts**

Secretary Beretti reviewed the Zoom Protocols.

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

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

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**APPROVAL/ACCEPTANCE OF MINUTES**

- 1. APPROVAL OF THE DECEMBER 10, 2025, PLANNING COMMISSION MEETING MINUTES.**

**Public Comment: None**

**It was moved by Commissioner Monsalve, seconded by Commissioner Work and passed by the following vote to approve the December 10, 2025, Planning Commission Meeting Minutes.**

**AYES: Getzelman, Hartzell, Gonzalez, Work, Monsalve, Shaw**

**NOES: None**

**ABSENT: Mendoza, Roberts, Diehl**

**ABSTAIN: Gomez**

**APPROVAL OF CONSENT CALENDAR**

- 2. APPOINT ANTONIO DIAZ TO THE CASTROVILLE LAND USE ADVISORY COMMITTEE.**
- 3. APPOINT SRIVIDYA SHANKAR TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.**
- 4. APPOINT JUDITH RILEY TO THE TORO LAND USE ADVISORY COMMITTEE.**
- 5. APPOINT ETHAN DUNTON COLBURN TO THE SOUTH COAST LAND USE ADVISORY COMMITTEE.**

**Public Comment: None**

**It was moved by Commissioner Shaw, seconded by Commissioner Monsalve and passed by the following vote to approve the Consent Calendar.**

**AYES: Getzelman, Diehl, Gomez, Hartzell, Gonzalez, Work, Monsalve, Shaw**

**NOES: None**

**ABSENT: Mendoza, Roberts**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

- 6. CONSIDER AND ADOPT THE 2026 PLANNING COMMISSION MEETING SCHEDULE.**

**Melanie Beretti presented the item.**

**Public Comment: None**

**It was moved by Commissioner Gomez, seconded by Commissioner Work and passed by the following vote to approve the alternative meeting schedule for the 2026 Planning Commission meetings.**

**AYES: Getzelman, Diehl, Gomez, Hartzell, Gonzalez, Work, Monsalve, Shaw**

**NOES: None**

**ABSENT: Mendoza, Roberts**

**ABSTAIN: None**

- 7. PLN230235 - PEBBLE TREE LLC**

**Public hearing to consider the construction of a 5,202 square foot two-story single-family residence**

with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of up to 34 protected trees

**Project Location:** 1266 Portola Road, Pebble Beach.

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

**Joey Alameda, Project Planner presented the item.**

**Applicant Representative: Tom Meaney**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Hartzell 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 Coastal Administrative Permit and Design Approval to allow the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, and associated site improvements, a Coastal Administrative Permit and Design Approval to allow construction of an 869 square foot Accessory Dwelling Unit with a 100 square foot covered patio, and a Coastal Development Permit to allow the removal of up to 34 protected trees with the addition to require non reflective windows on the coast facing side of the single-family residence and garage.**

**AYES: Getzelman, Diehl, Gomez, Hartzell, Gonzalez, Work, Monsalve, Shaw**

**NOES: None**

**ABSENT: Mendoza, Roberts**

**ABSTAIN: None**

#### **OTHER MATTERS**

**None**

#### **DEPARTMENT REPORT**

**Secretary Beretti informed the Commission of the following items:**

- Staff will look into additional meeting locations for the Del Monte Forest Land Use Advisory Committee.**
- The Land Use Fee Update is scheduled before the Board of Supervisors on February 3, 2026.**
- The Vacation Rental Ordinance went before the Board of Supervisors on January 6, 2026, and will be back before the Planning Commission in February at the Board or Supervisors direction.**

**Public Comment: None**

**ADJOURNMENT**

**The meeting was adjourned by Chair Gonzales at 9:59 a.m.**

**APPROVED:**

**/s/ Melanie Beretti**

**Planning Commission Secretary**

**ATTEST:**

**BY: /s/ Melissa McDougal**

**Planning Commission Clerk**

**APPROVED ON: February 11, 2026**