

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