

County of Monterey

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



Meeting Minutes - Final

Wednesday, July 9, 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 9:05 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Getzelman.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts arrived at 9:07 a.m.

Etna Monsalve arrived at 9:56 a.m.

Martha Diehl

Absent:

Christina Shaw

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission of additional correspondence, which was received and distributed for Agenda Item No. 2 – PLN220169 - Carmel Valley Ranch HSGE, LLC and Agenda Item No. 3 – GPZ090005 Moss Landing Community Plan Update.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

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

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to approve consent calendar.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Shaw, Monsalve

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

1. PLN240285 - PERKINS ROBERT T & MARA B TRS

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: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

Hya Honorato, Project Planner presented the applicants request for continuance.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commissioner Diehl and passed by the following vote to continue the hearing on this item to a date uncertain.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Shaw, Monsalve

ABSTAIN: None

2. PLN220169 - CARMEL VALLEY RANCH HSGE, LLC

Public hearing to consider modifications to the Carmel Valley Ranch Lodge, including demolition of seven one-story buildings containing 29 visitor serving units, construction of seven replacement two-story buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor serving units (208 total); construction of a one-story parking structure with 34 additional parking spaces; development on slopes over 25%; and the removal of seven Oak trees.

Project Location: 1 Old Ranch Road, Carmel Valley.

Proposed CEQA action: Consider a previously certified EIR for the Carmel Valley Ranch

Specific Plan and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15183(b).

Steven Mason, Project Planner presented the item.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Work and passed by the following vote to find the project Statutorily Exempt from California Environmental Quality Act (CEQA) Guidelines per section 15183(b), and approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow demolition of seven buildings containing 29 visitor serving units, construction of seven replacement buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor units (208 total), and construction of a one-story parking structure to create 34 additional parking spaces, a Use Permit to allow development on slopes in excess of 25%; and a Use Permit for removal of seven Oak trees.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Shaw, Monsalve

ABSTAIN: None

3. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE

Project Location: Moss Landing Community Plan area of the North County Land Use Plan
Proposed CEQA action: Receiving a status report is not a project under CEQA. An Environmental Impact Report (EIR) is being prepared for the Community Plan update.

Sarah Wikle, Philip Angelo, and Mike Novo presented the item.

Commissioner Monsalve arrived at 9:56 a.m.

Public Comment: None

The Commission received the status update.

REFERRALS

4. PLANNING COMMISSION REFERRALS

Melanie Beretti, Project Planner presented the item.

Public Comment: None

The Commission received the referral update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission of open recruitment for Assistant and Senior Planner vacancies.

Secretary Beretti informed the Commission that the updated regulations for Coastal Accessory Dwelling Unit (ADU) and the amendment to Local Coastal Plan (LCP) regarding fracking (Measure Z) have both been submitted to the California Coastal Commission for review, but there is no timeline for review feedback at this time.

Secretary Beretti informed the Commission that in June 2025 the Board of Supervisors memorialized prior policies related to fee waivers, fire recovery process, appeal process, and Code Enforcement priority process have now been formally adopted as part of the Board policy manual.

Secretary Beretti informed the Commission that the appeal on PLN200100 – Johnson was withdrawn.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:30 a.m.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON SEPTEMBER 24, 2025