

County of Monterey

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



Meeting Minutes - Final

Wednesday, November 12, 2025

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 at 9:00AM

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Shaw.

ROLL CALL

Present:

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Christine Shaw

Ramon Gomez

Etna Monsalve

Martha Diehl arrived at 9:01AM

Absent:

Paul C. Getzelman

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 that additional correspondence was received and distributed for Agenda Item No.2 – PLN220308 – Lincoln Green Inn, LLC and Agenda Item No.5 – REF250037- Water Allocation Policy.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the September 24, 2025 and October 29, 2025 Planning Commission Meeting Minutes.

Public Comment:

None

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza, with the following corrections to the meeting minutes of October 29, 2025, Commissioner Gomez noted on battery storage that the County of Santa Cruz

is considering a local ordinance on Battery Energy Storage Systems to create local control over the process and avoid having developers go directly to the State for approval by the following vote:

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

Monsalve, Diehl

NOES: None

ABSENT: Getzelman

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the “Lincoln Green Cottages”.

Project Location: 26208 & 26200 Carmelo Street, Carmel

Area Land Use Plan

Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

Joseph Alameda, Project Planner presented the item.

Applicant Representative: Joel Panzer, Joe Water

Public Comment:

None

It was moved by Commissioner Diehl, seconded by Commissioner Shaw to continue the meeting to a date uncertain with the intent to look into the option of making Special Treatment Area or other mechanism, by the following vote:

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

Monsalve, Diehl

NOES: None

ABSENT: Getzelman

ABSTAIN: None

The Commission recessed at 10:02am and returned at 10:17am

3. PLN250114 - LIVE BY THE SEA LLC

Public hearing to consider the construction of a 3,819 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, as well as the removal of 24

protected trees.

Project Location: 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.

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

Jordan Evans-Polockow, Project Planner presented the item.

Applicant Representative: Manjit Sandhu

Public Comment: Zoom Caller ending with 915

It was moved by Commissioner Diehl, seconded by Commissioner Hartzell 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: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage and 307 square foot covered patio, and associated site improvements; and 2) a Coastal Development Permit to allow removal of 24 protected trees by the following vote:

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

NOES: None

ABSENT: Getzelman

ABSTAIN: None

4. PLN240352 - FLORES PAUL H & LINDA S TRS

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.

Project Location: 577 Monhollan Road, Carmel.

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

McKenna Bowling, Project Planner presented the item.

Applicant Representative: Darren Davis

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve with updates to conditions of approval to remove conditions 7 and 13, revise condition 6 to include the specific replanting, and revise condition 2 to reflect

13 conditions, by the following vote:

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

NOES: None

ABSENT: Getzelman

ABSTAIN: None

5. REF250037 - WATER ALLOCATION POLICY

- a. Conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD); and
- b. Provide direction to staff.

Project Location: Unincorporated Monterey County MPWMD Water Service Area

Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

Sarah Wikle, Project Planner presented the item.

**Public Comment: Daniel Alvarez, Rene Peinado, Zoom Call ending with 915,
Dale Ellis, Patrick Orosco**

Chair Gonzalez informed Commissioner Gomez left the meeting at 12:15pm.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:54pm.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON: December 10, 2025