

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Wednesday, July 30, 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 Gonzalez at 9:01 a.m.**

**PLEDGE OF ALLEGIANCE**

**The pledge of allegiance was led by Commissioner Roberts.**

**ROLL CALL**

**Present:**

**Francisco Javier Mendoza**

**Ernesto Gonzalez**

**Ben Work**

**Christine Shaw**

**Martha Diehl**

**Jessica Hartzell**

**Amy Roberts**

**Etna Monsalve**

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

**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 Janet Navarro informed the Commission there are no agenda addition, deletions or corrections.**

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

**Commissioner Diehl reminded the Commission that the Coastal Commission will be meeting in Los Angeles area regarding the Vacation Rental Ordinance.**

**Commissioner Gomez informed the Commission that the building destroyed by fire at 8 Porter Drive in Pajaro has been removed.**

**APPROVAL/ACCEPTANCE OF MINUTES**

1. Approval of the April 9, 2025, April 30, 2025, May 14, 2025, May 28, 2025 and the June 11, 2025 Planning Commission Meeting Minutes.

**Public Comment: None**

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

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

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

**2. PLN240089 - CHING LILLY**

Public hearing to consider construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios, and the removal of 40 protected trees.

**Project Location:** 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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

**Joseph Alameda, project planner presented the item.**

**Applicant Representative: Kuan Chang**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Work 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 5,443 square foot single-family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios, and a Use Permit to allow the removal of 40 protected trees.**

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

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

**3. PLN230353 - HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14**

Public hearing to consider allowing construction of a single family dwelling (8,121 SF) with an

attached garage (1,252 SF), 3,650 cubic yards of cut and 190 cubic yards of fill and the removal of 57 protected trees including 10 dead trees.

**Project Location:** 1573 Riata Rd, Pebble Beach

**Proposed CEQA Action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

**Joseph Alameda, project planner presented the item.**

**Applicant Representative: Will Silva**

**Public Comment: James Tyler**

**It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to find the project Categorically Exempt 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 construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements, a Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%, and a Coastal Development Permit to allow the removal of 57 protected trees, including 8 landmark trees and 10 dead trees, with modifications to Condition No. 12 to incorporate language regarding parking restrictions during construction, and amendments to the resolution to clarify the layout and use of each story of the house.**

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

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

#### **DEPARTMENT REPORT**

**Secretary Beretti informed the Commission that the California Coastal Commission has scheduled a hearing for consideration of the Vacation Rental Ordinance.**

**Secretary Beretti informed the Commission that Staff will be taking the Vacation Rental Ordinance Rental Fee Update to the Board of Supervisors on August 5, 2025.**

**Secretary Beretti informed the Commission that Staff will be taking the first reading of the Fire Hazard Severity Zones Maps to the Board of Supervisors on August 5, 2025.**

**ADJOURNMENT**

**The meeting was adjourned by Chair Gonzales at 10:13 a.m.**

**APPROVED:**

**/s/ Melanie Beretti**

**Planning Commission Secretary**

**ATTEST:**

**BY: /s/ Janet Navarro**

**Planning Commission Clerk**

**APPROVED ON SEPTEMBER 24, 2025**