

Exhibit A

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County of Monterey

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



Meeting Minutes - Draft

Wednesday, June 24, 2026

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 by Chair Getzelman at 9:01AM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Diehl.

ROLL CALL**Present:**

Paul C. Getzelman - Chair

Amy Roberts - Vice Chair

Ben Work

Francisco Javier Mendoza

Jessica Hartzell

Ramon Gomez – Arrived at 9:04am

Etna Monsalve – Just Cause Appearance

Christine Shaw

Martha Diehl

Absent:

Ernesto G. Gonzalez

Secretary Beretti provided the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that additional correspondence was received for Agenda Item No.4 - PLN250066-DEP - MITCHELL TIMOTHY S.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw requested an update on active code enforcement cases or permits pending for the North County (Castroville, Prunedale) installation of fiber optic cables project.

Commissioner Roberts requested updates on East Garrison Development Projects specifically to the parking permit issues.

APPROVAL OF CONSENT CALENDAR

1. Approval of the June 10, 2026, Planning Commission Meeting Minutes.

Public Comment:

None

It was moved to approve by Commissioner Diehl, seconded by Commissioner Mendoza, by the following vote:

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

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. REF250009 - IMPLEMENTATION ORDINANCE FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J)

Public hearing to consider recommending the Board of Supervisors adopt an ordinance to amend Chapter 21.06 (Definitions), amend Chapter 21.08 (Establishment of Zoning Districts) to add a Agricultural and Winery Corridor Plan (AWCP) Zoning District and modify the Zoning Sectional District Maps to add the AWCP Combining District to associated properties, add Chapter 21.51 (Regulations for the Agricultural and Winery Corridor District), and add Chapter 21.71(Regulations for Zoning Clearances) to the Monterey County Code, to implement the Agricultural and Winery Corridor Plan.

Planning Area: Inland (non-coastal) unincorporated areas

Proposed CEQA action: Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required.

Fionna Jensen, Project Planner presented the item.

Commissioner Diehl requested a refresher or public workshop on this topic before the August 12, 2026, meeting.

Public Comment: None

It was moved to approve to continue to a date certain of August 12, 2026, by Commissioner Hartzell, seconded by Commissioner Gomez, by the following vote:

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

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

Item No.4 was heard before Item No.3

4. PLN250066-DEP - MITCHELL TIMOTHY S & MEGHAN BARRETT TRS

Public hearing to consider a Vesting Tentative Map and Coastal Development Permit to allow subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel).

Project Location: 1451 Ondulado Road, Pebble Beach

Proposed CEQA Action: Find qualifies for a Class 15 Categorical Exemption pursuant to section 15315 of the CEQA Guidelines and none of the exceptions apply under Section 15300.2

Joseph Alameda, Project Planner presented the item.

Applicant/Agent Representative: Joel Panzer

Public Comment: None

It was approved to continue to a date uncertain per staff's request by Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

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

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

3. PLN110257-AMD1 - BERLIN ANDREW T TR

Public hearing to consider replacing of 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate. The project is within the Critical Viewshed and within 750 feet of a known archaeological resource.

Project Location: 35986 Highway 1, Big Sur

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply.

Taylor Price, Project Planner, presented the item.

Commissioner Deihl - requested a referral be added to provide clarification on the applicability of the exemption to this project regarding vacant and non-vacant/populated parcels.

Applicant/Agent Representative: Angus Jeffers

Public Comment: Trey Kropp

It was moved to approve with the following updates to the resolution, add the correct address and add 50-foot public view shed, by Commissioner Diehl,

seconded by Commissioner Roberts, by the following vote:

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

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

REFERRALS

5. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

The Commissioners requested an update on the following Referral Matrix items:

- Hartzell – Tiny Homes
- Gomez – Funds in Pajaro Recovery
- Diehl – Number of STR's, location, process timelines, enforcement
- Mendoza – Enforcement on illegal vendors in Pajaro

DEPARTMENT REPORT

Secretary Beretti informed the Commission:

- Reminder only one Planning Commission meeting in July, July 8th.
- Zoning Administrator has been processing vacation rentals, the first appeal will be going to the Board of Supervisors on July 1, 2026
- The Board of Supervisor will go dark in July
- August tentative REF22024.11 Roosters ordinance in zoning code
- Santa Lucia Preserve and Ranch Club will be going to Board of Supervisors on August 11, 2026
- 3rd draft of Housing Element was submitted to State HCD, found to be in statutory compliance with state law, needs to clarify amendments, a draft will be available to the community in mid-July for public input, and will be fully adopted in the fall
- Draft Environmental Justice Element published online and received positive feedback from the Planning Commission. Public comment period for EJE has been extended to July 31, 2026.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 10:16AM.

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