

County of Monterey

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



Meeting Minutes - Final

Wednesday, June 25, 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 9:01 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Monsalve.

ROLL CALL

Present:

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Etna Monsalve

Christine Shaw

Martha Diehl

Absent:

Ramon Gomez

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 additional correspondence, which was received and distributed for Agenda Item No. 3 – PLN220229 - Boccone Norman B and Victoria E Igel Co Trust and that Agenda Item No. 3 would be heard prior to Agenda Item No. 2.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Roberts and Commissioner Work informed the Planning Commission that both the Greater Monterey Peninsula and the South County Land Use Advisory Committees (LUACs) are currently in need of additional members. They encouraged interested members of the public to apply for appointment to these committees, highlighting the important role LUACs play in local land use planning and community input.

Commissioner Mendoza reported that there are upwards of 40 vehicles operating on the roadside during weekends. He emphasized the public safety risks this poses and noted that the nearby railroad station, which holds a land use permit, may not be authorized for vendor or swap meet activity. If the current land use permit does not permit such operations, enforcement action should be considered.

Commissioner Shaw requested that Code Enforcement be brought forward to further discuss the matter. She also asked Staff review this concern and schedule a discussion before the Board of Supervisors, as originally noted during the Planning Commission meeting in February of this year.

Commissioner Diehl emphasized the urgency of this issue, urging prompt action to address the safety and zoning concerns.

Chair Gonzales appointed a subcommittee comprised of Commissioner Shaw, Commissioner Mendoza, and himself to meet, evaluate the situation, and prepare a formal letter to the Board of Supervisors on behalf of the Planning Commission.

9:00 A.M. – SCHEDULED MATTERS

1. PLN240178 - SAHI NAVNEET SINGH

Public hearing to consider the removal of 53 Oak trees.

Project Location: 8730 Eagles Roost Rd, Salinas, North County Inland Area Plan

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines sections 15303 and 15304, and there are no exceptions pursuant to Guidelines section 15300.2

Joseph Alameda, Project Planner presented the item.

Applicant Representative: Navneet Sahi, and Rick Castillo

Public Comment: Don Chapin

The Chair trailed the hearing on this item until after the conclusion of the Department Report.

The Commission recessed at 10:47 a.m. and returned at 11:03 a.m.

3. PLN220229 - BOCCONE NORMAN B AND VICTORIA E IGEL CO-TRUST

Public hearing to consider construction of a 2,676 square foot single-family dwelling, a 414 square foot detached guesthouse, an attached 507 square foot workshop, and 415 square foot garage including associated site improvements. Project requires removal of 17 Coast live oak trees and development within 100 feet of Environmentally Sensitive Habitat Areas and on slopes in excess of 25 percent.

Project Location: 827 Elkhorn Slough Road, North County Land Use Plan.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Mary Israel, Project Planner presented the item.

Applicant Representative: Carol Riewe and Norman Boccone

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Shaw by the following vote to adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074 (State Clearinghouse #: 2025050246), approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow construction of a split-level 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, and associated site improvements, a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage, a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (Pajaro manzanita and Oak woodland), a Coastal Development Permit to allow the removal of 17 Coast live oak trees, including 1 landmark tree, a Coastal Development Permit to allow development on slopes in excess of 25% and adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan with modifications to condition 14.

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

NOES: None

ABSENT: Gomez, Getzelman

ABSTAIN: None

2. PLN240187 - BOCCONE, NORMAN B & VICTORIA E IGEL CO-TRS AND ELKHORN SLOUGH FOUNDATION

Public hearing to consider a Coastal Development Permit to allow a Lot Line Adjustment between three legal lots of record consisting of Parcel A (approximately 18.17 acres, APN:

181-151-009-000), Parcel B (approximately 286.05 acres, APN: 181-011-022-000), and Parcel C (approximately 4.58 acres, APN: 181-151-008-000), resulting in three parcels of 13.53 acres (Adjusted Parcel A), 290.14 acres (Adjusted Parcel B), and 5.13 acres (Adjusted Parcel C).

Project Location: 827 Elkhorn Road and 695 Elkhorn Road, and a third adjacent parcel without address in Royal Oaks, CA 95076

Proposed CEQA action: Consider a Mitigated Negative Declaration (SCH#: 2025050246) and find that no further environmental review is warranted pursuant to Section 15162 of the CEQA

Guidelines.

Mary Israel, Project Planner presented the item.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Shaw, seconded by Commissioner Mendoza by the following vote to consider a previously adopted Mitigated Negative Declaration (SCH# 2025050246) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162 and approve a Lot Line Adjustment between three legal lots of record, consisting of Parcel A (approximately 18.17 acres; Assessor's Parcel Number 181-151-009-000), Parcel B (approximately 286.05 acres; Assessor's Parcel Number 181-011-022-000), and Parcel C (approximately 4.58 acres; Assessor's Parcel Number 181-151-008-000), resulting in three parcels of 13.53 acres (Adjusted Parcel A), 290.14 acres (Adjusted Parcel B), and 5.13 acres (Adjusted Parcel C).

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

NOES: None

ABSENT: Gomez, Getzelman

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti provided the Commission with several updates:

- 1. The 7-day public review period for the second submittal draft of the 7th Cycle Housing Element concluded on June 19, 2025. Secretary Beretti briefed the Commission on the comments received and the next steps in the process.**
- 2. A new open recruitment for an Assistant Planner position within the Housing and Community Development Department has been announced. The recruitment period will remain open for 30 days.**
- 3. Secretary Beretti reported that the Board of Supervisors approved the Harper Canyon project on June 17, 2025.**
- 4. Updates were provided on two projects previously heard by the Commission that are now under appeal, PLN24077 – Signal Hill Project: Tentatively scheduled for a hearing before the Board of Supervisors on July 8, 2025, and PLN210061 – Johnson Project: Tentatively scheduled for a Board of Supervisors hearing on July 1, 2025.**

The Commission recessed at 11:46 a.m. and returned at 12:08 p.m.

The Commission returned to Agenda Item No. 1

1. PLN240178 - SAHI NAVNEET SINGH

Public hearing to consider the removal of 53 Oak trees.

Project Location: 8730 Eagles Roost Rd, Salinas, North County Inland Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15304, and there are no exceptions pursuant to Guidelines section 15300.2

Fionna Jensen, Principal Planner presented the updates to the resolution.

It was moved by Commissioner Roberts, seconded by Commissioner Monsalve and passed by the following vote to find that the project qualifies as a Class 3 and Class 4 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15304, and there are no exceptions pursuant to section 15300.2 and approve a Use Permit to allow the removal of 53 Oak trees with modifications to the resolution to require additional monitoring for replanted trees.

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

NOES: None

ABSENT: Gomez, Getzelman

ABSTAIN: None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:29 p.m.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON SEPTEMBER 24, 2025