

County of Monterey

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



Meeting Minutes - Final

Wednesday, January 28, 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 Gonzalez at 9:03am

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman

ROLL CALL**Present:**

Paul C. Getzelman

Martha Diehl

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Etna Monsalve

Ramon Gomez

Absent:

Amy Roberts

Christine Shaw

Francisco Javier Mendoza

Secretary Beretti reviewed the Zoom Protocols and provided instructions for the Wordly Interpretation services.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are additional public comments for agenda Item No.2 - PLN240369 - ASHKAR KAMRAN F & ZOHORI FLOURA TALEB, and Item No.3 - PLN230339 LEATON MICHAEL GUY & TRACY PIAZZA LEATON.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. COUNTY OF MONTEREY PLANNING COMMISSION NOMINATION COMMITTEE

Chair Gonzalez nominated Commissioner Gomez, Commission Diehl and Commissioner Gonzalez to the nomination committee.

2. PLN240369 - ASHKAR KAMRAN F & ZOHORI FLOURA TALEB

Public hearing to consider the construction of a 3,750 square foot single-family dwelling with a 777

square foot attached garage and associated site improvements, including the removal of 12 protected trees.

Project Location: 2972 Colton Road, Pebble Beach

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: Ashkar/owner

Public Comment:

None

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

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl

NOES: None

ABSENT: Roberts, Shaw, Mendoza

ABSTAIN: None

3. PLN230339 - LEATON MICHAEL GUY & TRACY PIAZZA LEATON

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and to clear Code Enforcement case 23CE00194 with Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B; and consider after-the-fact conversion of an unpermitted guesthouse to a detached 320 square foot garden shed on slopes in excess of 30 percent on Adjusted Parcel A.

Project Location: 58 Mt. Devon Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Find the project qualifies as a Class 5 and 3 Categorical Exemption pursuant to CEQA Guidelines sections 15305(a) and 15303, and there are no exceptions pursuant to Section 15300.2

McKenna Bowling, Project Planner presented the item.

Applicant Representative:

None

Public Comment:

None

It was moved to continue to a date certain of February 11, 2026, by Commissioner Diehl, seconded by Commissioner Monsalve, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl

NOES: None

ABSENT: Roberts, Shaw, Mendoza

ABSTAIN: None

4. PLN180441-AMD1 - SALINAS 101 LLC

Public hearing to consider an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.

Project Location: 101 Sala Road & Harrison Road, Salinas

Proposed CEQA action: Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164.

McKenna Bowling, Project Planner presented the item.

Applicant Representative:

Brad Sobel - owner

Public Comment:

None

It was moved to approve with the recommended changes to the conditions of approval, condition number 30, regarding the type of business not solely referencing Tractor Supply Company, but also list other types of similar operations by Commissioner Getzelman, seconded by Commissioner Monsalve, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl

NOES: None

ABSENT: Roberts, Shaw, Mendoza

ABSTAIN: None

Commissioner Getzelman recused himself from agenda item No.5 due to a potential conflict of interest

5. REF260001 (PLN250139-DEP & PLN190243) - SOUTH COUNTY AREA PLAN AND CENTRAL SALINAS VALLEY AREA PLAN AMENDMENTS

Consider early assessment of a proposed 2010 General Plan Amendment to 1) amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from light commercial (LC) to low-density residential (LDR/1); and 2) amend the Central Salinas Valley Area Plan to create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation.

Project Location: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Number 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan; and 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan.

Proposed CEQA action: Find early assessment of the project Statutorily Exempt pursuant to CEQA Guidelines section 15262.

Fionna Jensen, Project Planner, presented the item.

Applicant Representative:

Paula Ussery, John Cumming

Public Comment:

Michelle House

Meeting recessed at 10:45am and reconvened at 10:55am.

The Commission provided input, no motion required.

OTHER MATTERS

None

DEPARTMENT REPORT

6. PLANNING COMMISSION REFERRALS

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

Commissioner Getzelman returned to the dais at 11:10am.

Commissioner Diehl asked for clarification on line 2 of the referral spreadsheet (Disaster Recovery Efforts, Status, and Process Improvements), she asked for the number of structures that have been lost in wildfires since 2015 to present, the status of rebuilds, a status of those applications, and the number of completed rebuild structures. The intent is to help streamline the rebuild

process to help make this process easier for the public to rebuild.

Public Comments:

None

Secretary Beretti reviewed the guidelines for LUAC/quorum

Public Comments:

None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:18AM

APPROVED

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON: February 25, 2026