

# County of Monterey

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



## Meeting Agenda - Final

Wednesday, April 29, 2026

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>



**County of Monterey Planning Commission**

**For information on The Ralph M. Brown Act: Open Meetings please click on the link below:**

**Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:**

**[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)**

**FEE SCAM ALERT:**

**Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.**

**ALERTA DE ESTAFA DE TARIFAS:**

**Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.**

**INTERPRETATION SERVICES:**

**To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on ‘Attend’ to join.**

**Thank you for your cooperation and we look forward to your participation.**

**SERVICIOS DE INTERPRETACIÓN:**

**Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.**

**Gracias por su colaboración y esperamos contar con su participación.**

**<https://attend.wordly.ai/join/THCT-8529>**

**For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.**

**Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at [phearingcomments@countyofmonterey.gov](mailto:phearingcomments@countyofmonterey.gov). In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

**DOCUMENT DISTRIBUTION:** Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in

implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: [phearingcomments@countyofmonterey.gov](mailto:phearingcomments@countyofmonterey.gov). En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

**DISTRIBUCIÓN DE DOCUMENTOS:** Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor,

**Salinas California.** Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**NOTA:** Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

**COMENTARIO PÚBLICO:** Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

**PUBLIC COMMENT:** Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

**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**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Jessica Hartzell  
Paul C. Getzelman  
Ramon Gomez  
Ernesto G. Gonzalez  
Christine Shaw  
Francisco Javier Mendoza  
Martha Diehl  
Amy Roberts  
Etna Monsalve  
Ben Work

**PUBLIC COMMENTS**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

**APPROVAL OF CONSENT CALENDAR**

1. Approval of the March 25, 2026, and April 8, 2026, Planning Commission Meeting Minutes and the March 25, 2026, Special Joint Meeting of the Planning Commission and Land Use Advisory Committee Meeting Minutes.

**Attachments:**      [Cover Page](#)  
                              [Exhibit A - Draft PC Minutes\\_03-25-26](#)  
                              [Exhibit B - Draft Special Joint Meeting PC-LUAC Minutes\\_03-25-26](#)  
                              [Exhibit C - Draft PC Minutes\\_04-08-26](#)

**2. APPOINT TARA EVANS TO THE BIG SUR LAND USE ADVISORY COMMITTEE.**

**Attachments:** [Cover Page](#)  
[Exhibit A - Statement of Interest Information for Tara Evans](#)

**9:00 A.M. – SCHEDULED MATTERS****3. REF250037 - WATER ALLOCATION POLICY**

Consider and provide input on a draft Water Allocation Policy for areas of unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD)

**Project Location:** Unincorporated Monterey County MPWMD Water Service Area

**Proposed CEQA action:** The proposed County of Monterey Water Allocation Policy (Policy) is not a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21065 and CEQA Guideline section 15378 because the Policy is an administrative activity that will not result in direct or indirect physical changes in the environment. Any future discretionary development that obtains a water allotment pursuant to the Policy will undergo the necessary environmental review pursuant to CEQA when the project is considered. Additionally, the Monterey Peninsula Water Management District (MPWMD) analyzed the potential effects of water allocation made available through the Pure Water Monterey Expansion project via Environmental Impact Report Addendum (dated January 2024, State Clearinghouse #2013051094).

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Water Allocation Policy \(released for public review April 8, 2026\)](#)  
[Exhibit B - Water Waiting List \(dated April 16, 2026\)](#)  
[Exhibit C - Public Correspondence \(received through April 22, 2026\)](#)

**4. PLN220308 - LINCOLN GREEN INN LLC**

Public hearing to consider a Local Coastal Program Amendment to change the zoning of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, Design Control Overlay, with a height limit of 18 feet (MDR/2-D(18')(CZ)) to Visitor Serving Commercial, Design Control Overlay, with a height limit of 18 feet (VSC-D(18')(CZ)); amending Monterey County Code Chapter 20.12 to remove the reference to the "Lincoln Green Cottages"; and amending the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) to limit Lincoln Green Inn to five total visitor serving units; and a Combined Development Permit for after-the-fact conversion of an existing 394 square foot two car garage into a visitor serving unit within 750 feet of known archaeological resources.

**Project Location:** 26208 & 26200 Carmelo Street, Carmel Area Land Use Plan

**Proposed CEQA Action:** Find the projects Statutorily Exempt pursuant to CEQA Guidelines Section 15265 and Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

**Attachments:** [Staff Report](#)  
[Exhibit A - Local Coastal Program Draft Resolution](#)  
[Exhibit B - Coastal Development Permit Draft Resolution](#)  
[Exhibit C – Draft Ordinance \(redline\)](#)  
[Exhibit D - Land Use Plan \(clean & redline\)](#)  
[Exhibit E – Coastal Implementation Plan \(clean & redline\)](#)  
[Exhibit F - Draft Parking Plan](#)  
[Exhibit G - Traffic Assessment](#)  
[Exhibit H - Public Comment](#)  
[Exhibit I - Vicinity Map](#)

**5. PLN240355 - BECK GARRETT ANDREW**

Public hearing to consider the construction of a 1,000 square foot two-story single-family dwelling with an attached 630 square foot lower-level garage, 592 square foot uncovered deck, 720 square foot covered balcony, and associated site improvements, including the removal of one Coast live oak and development on slopes in excess of 25%.

**Project Location:** 146 San Benancio Road, Salinas

**Proposed CEQA action:** Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Toro LUAC Minutes, dated March 23, 2026](#)  
[Exhibit D – Arborist Report \(County of Monterey Library No. LIB250295\), dated February 4, 2025; and April 8, 2026](#)

**6. PLN240105-DEP - CARMEL RIO ROAD LLC**

Public hearing to consider a Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots and five open space & street parcels, construction of 59 single-family dwellings ranging between 2,790 and 3,930 square feet, and fifteen 1,026 square foot townhomes, use of a Pattern & Design Book with three architectural styles, and associated site and subdivision improvements including development within the Carmel Valley Floodplain and development on slopes in excess of 25%.

**Project Location:** The properties are located at 26500 & 26550 Val Verde Drive, Carmel.

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

- Attachments:**
- [Staff Report](#)
  - [Exhibit A - Discussion](#)
  - [Exhibit B - Draft Resolution](#)
  - [Exhibit C - Draft ISMND](#)
  - [Exhibit D - CEQA Public Comments](#)
  - [Exhibit E - LUAC minutes](#)
  - [Exhibit F - Site Visit photos](#)
  - [Exhibit G - State Design Bonus Law Letter](#)
  - [Exhibit H - Floodplain and Stormwater Control Design Memos](#)
  - [Exhibit I - Biological Report](#)
  - [Exhibit J - Traffic Assessment and VMT Memo](#)
  - [Exhibit K - Project Water Demand](#)
  - [Exhibit L - State Water Resource Control Board Letter](#)
  - [Exhibit M - Can and Will Serve Letters](#)
  - [Exhibit N - Land Evaluation Site Assessment](#)
  - [Exhibit O - Vicinity Map](#)

**REFERRALS**

7. PLANNING COMMISSION REFERRALS

- Attachments:**
- [Cover Page](#)
  - [Exhibit A - PC Referral Spreadsheet](#)

**DEPARTMENT REPORT**

**ADJOURNMENT**