

County of Monterey

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



Meeting Minutes - Final

Wednesday, September 24, 2025

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 at 9:00AM

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Gomez

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Ramon Gomez

Absent:

Etna Monsalve

Martha Diehl

Christine Shaw

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 was received and distributed for Agenda Item No.4 – PLN240069 - BECHTEL CORPORATION.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

- 1. APPOINT CHRISTINA ZIEMANN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**

Public Comment:

None

It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

2. APPOINT BARBARA VARIAN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

Public Comment:

None

It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

3. Approval of the June 25, 2025, July 9, 2025, July 30, 2025, August 13, 2025, August 27, 2025 and September 10, 2025 Planning Commission Meeting Minutes.

Public Comment:

None

It was moved by Commissioner Gomez, seconded by Commissioner Work with the correction of the August 13, 2025, minutes to include the name of the commissioner who made the second motion, and by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

4. PLN240069 - BECHTEL CORPORATION

Public hearing to consider exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The development will occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

Project Location: 3270 17 Mile Drive, Pebble Beach.

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically

Exempt pursuant to Sections 15301(a) and 15303 (e), and there are no exceptions pursuant to Section 15300.2.

Steve Mason, Project Planner presented the item.

Applicant Representative: William Westover, Erik Lundquist

Public Comment:

None

It was moved by Commissioner Hartzell, seconded by Commissioner Mendoza by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

5. PLN230310 - TIMBER RIDGE PRESERVE LLC (FISCHELL)

Public hearing to consider the construction of a 3,870 square foot single family dwelling with an attached 977 square foot three-car garage, 1,171 square feet of exterior patios and decks, and a 3,467 square foot auto court. The project also includes the removal of 28 protected oak trees and development on slopes in excess of 30%.

Project Location: 40 Arroyo Sequoia, Carmel, Santa Lucia Preserve (Phase B)

Proposed CEQA action: An Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

Steve Mason, Project Planner presented the item.

Applicant Representative: Eric Miller

Public Comment:

None

It was moved by Commissioner Gomez, seconded by Commissioner Hartzell with staff recommendations for revision to Finding 1, Evidence H to clarify that the project did not go to LUAC because it is not within a LUAC boundary and by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

REFERRALS

6. PLANNING COMMISSION REFERRALS

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

Public Comment:

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors approved the final adoption of the Coastal Zone Vacation Rental Regulations effective October 24, 2025, and a compliance date of December 24, 2025. Staff will update online material on County website

Secretary Beretti informed the Commission that on August 25, 2025, HCD received a second submittal letter from state HCD with comments regarding the Housing Element, HCD will tentatively update the Board of Supervisors on October 28, 25, with 7-day window public draft review. A third submittal will be submitted to State HCD in early to mid-November.

Secretary Beretti reminded the commissioners that the Planning Commission meeting of October 8, 2025, is cancelled due to limited items, the next meeting will be October 29, 2025.

Code Enforcement positions to support vacation rental enforcement are filled, and an Assistant Planner Positions is also in process of filling.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 9:56am

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON: November 12, 2025.