

County of Monterey

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



Meeting Minutes - Final

Wednesday, April 9, 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.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Etna Monsalve

Christine Shaw

Martha Diehl

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

Guest

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Commission of additional correspondence provided from the public and from Staff, which was received and distributed for Agenda Item No. 3 PLN210223 – Gard and Agenda Item No. 4, REF250006 - Monterey County General Plan Implementation and Housing Element Annual Progress Report and Agenda Item No. 5 – Administrative Interpretation.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Monsalve asked who is responsible for confirming the corrections to resolution are made after the hearing. Secretary Beretti informed the Commission that the Planning Commission Secretary reviews the resolutions after the hearing.

Commissioners Mendoza and Shaw requested that a referral item be initiated regarding the unhoused camps located in North County, particularly those near or on the levee. They asked that County staff review the current situation and evaluate existing ordinances related to these types of camps. In addition Commissioner Diehl recommended that a formal referral be presented to the Board of Supervisors to allow for broader review and consideration of the issues surrounding unhoused

encampments across the County.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Roberts.

ACCEPTANCE OF MINUTES

1. Approval of the January 8, 2025, January 29, 2025, February 12, 2025 and the February 26, 2025 Planning Commission Meeting Minutes and the January 29, 2025 Special Joint Meeting of the Planning Commission and Land Use Advisory Committee Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to approve the January 8, 2025, January 29, 2025, February 12, 2025, and the February 26, 2025, meeting minutes with non-substantive changes.

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

NOES: None

ABSENT: None

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. **PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW**

Public hearing to consider construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, 618 square feet of decks, removal of 10 protected Oak trees, and development slopes in excess of 25%.

Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Joey Alameda, Project Planner presented the item.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve and passed by the following vote to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: None

ABSTAIN: None

3. PLN210223 - GARD HERMALINA

Public hearing to consider the Standard Subdivision and Vesting Tentative Map to subdivide a four-acre lot into 16 residential lots plus one drainage parcel, one road and utility parcel, and a remainder lot retaining the existing residential dwelling unit, and demolition of unpermitted accessory structures. The proposed project includes three moderate-income units and a Variance to reduce the 200-foot agricultural buffer to 139 feet/78 feet.

Project Location: 442 Boronda Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15061(b)(3).

The Commission recessed at 9:29 a.m. and returned at 9:36 a.m.

Mary Israel, Project Planner presented the item.

Darby Marshall, Housing Program Manager added additional information regarding Affordable Housing requirements.

Applicant Representative: Tony Lombardo

Public Comment: None

The Commission recessed at 10:26 a.m. and returned at 11:07 a.m.

The Chair trailed the hearing on this item until after the conclusion of Agenda Item No. 4.

4. REF250006 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element;
- c. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
- d. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

Melanie Beretti, Chief of Planning and Darby Marshall presented the item.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to consider the report and provide direction to staff.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission returned to trailed item Agenda Item No. 3.

3. PLN210223 - GARD HERMALINA

Public hearing to consider the Standard Subdivision and Vesting Tentative Map to subdivide a four-acre lot into 16 residential lots plus one drainage parcel, one road and utility parcel, and a remainder lot retaining the existing residential dwelling unit, and demolition of unpermitted accessory structures. The proposed project includes three moderate-income units and a Variance to reduce the 200-foot agricultural buffer to 139 feet/78 feet.

Project Location: 442 Boronda Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15061(b)(3).

Mary Israel, project planner presented the recommended edits to the resolution.

It was moved by Commissioner Diehl, seconded by Commissioner Shaw and passed by the following vote to find the Project qualifies for the common-sense exemption pursuant to CEQA Guidelines section 15061(b)(3) because it meets most requirements of the residential infill exemption pursuant to CEQA Guidelines Section 15195, approve a Standard Subdivision and Vesting Tentative Map to subdivide a four-acre lot consisting of 16 new lots for future residential development (median size 0.138 acres), a parcel for road and utilities (Parcel 1, 0.93 acres) a Right-of-way dedication to County for Boronda Road (0.03 acres); a parcel for stormwater detention basin (Parcel 2, 0.11 acres), and a remainder lot (approximately 0.6 acre) that retains the existing single family dwelling and accessory structures, and demolition of unpermitted accessory structures prior to final map to close Code Enforcement Case No. CE050196 and approve a variance request to reduce the agricultural buffer from 200 to 139 feet on the northwest and 78 feet on the southwest, with edits to the resolution and conditions.

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

NOES: None

ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

**5. ADMINISTRATIVE INTERPRETATION - REPLACEMENT DEVELOPMENT IN A
SITE PLAN REVIEW ZONING DISTRICT, DESIGN CONTROL ZONING DISTRICT,
AND VISUAL SENSITIVITY ZONING DISTRICT**

**Secretary Beretti informed the Commission that staff will be making revisions
to the interpretation in response to public comments received, and that the
updated interpretation will be brought back before the Planning Commission
for further review.**

Public Comment: None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:35 p.m.

APPROVED

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal

Planning Commission Clerk

APPROVED ON: JULY 30, 2025