

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Wednesday, November 12, 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 Shaw.**

**ROLL CALL**

**Present:**

**Francisco Javier Mendoza**

**Jessica Hartzell**

**Ernesto Gonzalez**

**Ben Work**

**Amy Roberts**

**Christine Shaw**

**Ramon Gomez**

**Etna Monsalve**

**Martha Diehl arrived at 9:01AM**

**Absent:**

**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 that additional correspondence was received and distributed for Agenda Item No.2 – PLN220308 – Lincoln Green Inn, LLC and Agenda Item No.5 – REF250037- Water Allocation Policy.**

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

**None**

**APPROVAL/ACCEPTANCE OF MINUTES**

- 1. Approval of the September 24, 2025 and October 29, 2025 Planning Commission Meeting Minutes.**

**Public Comment:**

**None**

**It was moved by Commissioner Gomez, seconded by Commissioner Mendoza, with the following corrections to the meeting minutes of October 29, 2025, Commissioner Gomez noted on battery storage that the County of Santa Cruz**

**is considering a local ordinance on Battery Energy Storage Systems to create local control over the process and avoid having developers go directly to the State for approval by the following vote:**

**AYES: Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw,**

**Monsalve, Diehl**

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

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

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the “Lincoln Green Cottages”.

**Project Location:** 26208 & 26200 Carmelo Street, Carmel

Area Land Use Plan

**Proposed CEQA Action:** Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

**Joseph Alameda, Project Planner presented the item.**

**Applicant Representative: Joel Panzer, Joe Water**

**Public Comment:**

**None**

**It was moved by Commissioner Diehl, seconded by Commissioner Shaw to continue the meeting to a date uncertain with the intent to look into the option of making Special Treatment Area or other mechanism, by the following vote:**

**AYES: Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw,**

**Monsalve, Diehl**

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

**The Commission recessed at 10:02am and returned at 10:17am**

**3. PLN250114 - LIVE BY THE SEA LLC**

Public hearing to consider the construction of a 3,819 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, as well as the removal of 24

protected trees.

**Project Location:** 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.

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

**Jordan Evans-Polockow, Project Planner presented the item.**

**Applicant Representative: Manjit Sandhu**

**Public Comment: Zoom Caller ending with 915**

**It was moved by Commissioner Diehl, seconded by Commissioner Hartzell to find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and Approve a Combined development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage and 307 square foot covered patio, and associated site improvements; and 2) a Coastal Development Permit to allow removal of 24 protected trees by the following vote:**

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

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

**4. PLN240352 - FLORES PAUL H & LINDA S TRS**

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.

**Project Location:** 577 Monhollan Road, Carmel.

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

**McKenna Bowling, Project Planner presented the item.**

**Applicant Representative: Darren Davis**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Monsalve with updates to conditions of approval to remove conditions 7 and 13, revise condition 6 to include the specific replanting, and revise condition 2 to reflect**

**13 conditions, by the following vote:**

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

**NOES: None**

**ABSENT: Getzelman**

**ABSTAIN: None**

**5. REF250037 - WATER ALLOCATION POLICY**

a. Conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD); and

b. Provide direction to staff.

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

**Proposed CEQA action:** A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

**Sarah Wikle, Project Planner presented the item.**

**Public Comment: Daniel Alvarez, Rene Peinado, Zoom Call ending with 915,  
Dale Ellis, Patrick Orosco**

**Chair Gonzalez informed Commissioner Gomez left the meeting at 12:15pm.**

**DEPARTMENT REPORT**

**None**

**ADJOURNMENT**

**The meeting was adjourned by Chair Gonzales at 12:54pm.**

**APPROVED:**

**/s/ Melanie Beretti**

**Planning Commission Secretary**

**ATTEST:**

**BY: /s/ Janet Navarro**

**Planning Commission Clerk**

**APPROVED ON: December 10, 2025**