

County of Monterey

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



Meeting Minutes - Final

Wednesday, September 10, 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 9:00am

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Mendoza

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Christine Shaw

Martha Diehl

Ramon Gomez arrived at 9:11am

Absent:

Etna Monsalve

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro informed the commission there are no agenda additions, deletions, or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. PLN240088 - CHING LILLY

Public hearing to consider the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees.

Project Location: 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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.

Chair Gonzalez informed the commission about Commissioner Gomez arrival at 9:11am.

Applicant Representative:
Kuan Chang

Public Comment:
None

It was moved by Commissioner Diehl, seconded by Commissioner Shaw by the following vote:

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

NOES: None

ABSENT: Monsalve

ABSTAIN: None

2. PLN240207 - REY ERIC J & CLARK HARVEY C (ULLMAN CHAD W TR)

Public hearing to consider construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, and associated site improvements on slopes in excess of 25%. Project includes ridgeline development and 3,500 cubic yards of grading.

Project Location: 27650 Via Quintana, Carmel, Carmel Valley Master Plan

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

McKenna Bowling, Project Planner presented the item.

Applicant Representative:
Jay Auburn

Public Comment:
None

It was moved by Commissioner Hartzell, seconded by Commissioner Diehl by the following vote as amended; no exterior lighting shall be installed in association with the arena or exterior sports court:

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

NOES: None

ABSENT: Monsalve

ABSTAIN: None

3. Referral 22.2(b) - 2010 General Plan Community Plan and Coastal Land Use Plan Updates

a. Consider receiving an update regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.

Project Location: County Wide (Unincorporated Inland and Coastal Areas);

Proposed CEQA action: Find the presentation statutorily exempt from CEQA under CEQA Guidelines section 15262 as an early discussion of possible future actions not involving commitment to a project.

Edgar Sanchez, Project Planner presented the item.

Commissioner Diehl asked for the date the California Coastal Commission will review Accessory Dwelling Units and Junior Accessory Dwelling Units; Edgar Sanchez notified the Commission that it will be brought to the Coastal Commission before the end of the year.

Commissioner Diehl requested staff to link the Development Evaluation System (DES) to the Community Plan Updates.

Commissioner Shaw asked to get updates regarding Pajaro Community Plan and when it will be going to the Board of Supervisors.

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the California Coastal Commission has approved the County's Vacation Rental Regulations for the Coastal Zone and will be going to Board of Supervisors on September 23, 2025, for final adoption.

Secretary Beretti informed the Commission that Accessory Dwelling Units will be going to California Coastal Commission before the end of the year for approval then coming back to Planning Commission for final adoption prior to becoming effective.

Secretary Beretti informed the Commission that there is currently 1 (one) scheduled item plus the Housing Pipeline Report on Planning Commission meeting scheduled for October 8, 2025, and asked the Commission to consider consolidating the projects on the October 8, 2025, meeting to the meeting of October 29, 2025. If we are not able to get 2 scheduled items on the October 8, 2025, agenda, the October 8, 2025, meeting,

will be cancelled.

Public Comment:

None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:00am

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON SEPTEMBER 24, 2025