

County of Monterey

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



Meeting Minutes - Final

Wednesday, March 25, 2026

1:30 PM

Special Meeting

<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.

1:30PM. - CALL TO ORDER

The Special Meeting of the Joint Land Use Advisory Committee and Planning Commission meeting was called to order by Chair Getzelman at 1:05p.m.

PLEDGE OF ALLIGIANCE:

The Pledge of Allegiance was led by Commissioner Diehl.

ROLL CALL

Present:

**Paul C. Getzelman
Francisco Javier Mendoza
Jessica Hartzell
Ernesto Gonzalez
Ramon Gomez
Etna Monsalve
Martha Diehl**

Absent:

**Amy Roberts
Christine Shaw
Ben Work**

ROLL CALL – LAND USE ADVISORY COMMITTEES (LUAC):

Present:

**Big Sur:
Trey Kropp, John Grigsby, David Smiley**

Cachagua:

No members present

Carmel Unincorporated/Carmel Highlands:

Stuart Poulter

Carmel Valley:

No members present

Castroville:

No members present

Del Monte Forest:

Rick Verbanec

Greater Monterey Peninsula:

No members present

North County:

Belinda Taluban, David Prina

South Coast:

Harry Harris, Connie Mccoy

South County:

Rob Johnson

Toro:

Mike Weaver, Stephen Hooper

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

ACTION ITEMS

1. LAND USE ADVISORY COMMITTEE (LUAC) MEMBER UPDATES

Each Land Use Advisory Committee (LUAC) will be invited to present up to three issues from the past year for general discussion. These may include achievements, challenges or emerging issues.

After the presentations are completed there will be a discussion which may result in Planning Commission or staff recommendations or actions.

LUAC members discussed the following:

Big Sur LUAC:

Secretary David Smiley raised the concern that LUAC reviews and decisions are not making significant impacts on finalized projects.

Carmel Unincorporated/Highlands LUAC:

Stuart Poulter stated they have only recently began resuming meetings due to quorum issues and expresses excitement to address future planning projects.

Del Monte Forest LUAC:

Rick Verbanec requested that minutes for decision making bodies are shared with LUACs if they include LUAC reviews. Secretary Melanie Beretti clarified that summaries of LUAC reviews are currently provided in staff reports.

North County LUAC:

Belinda Taluban presented the following:

Thanked County staff for trying to put together an ordinance for the Battery Energy Storage System (BESS). North County receives red tags at a disproportionate rate. Follow-up on restoration repairs are insufficient, and repairs rarely restore forested areas to their original state. LUAC meetings are not taking place.

South Coast LUAC:

Constance McCoy presented the following concerns:

She noted that there are jurisdictional concerns with Big Sur and South Coast LUAC meetings, stating that projects have been scheduled before the Big Sur LUAC that are really within the South Coast planning area. She also noted that the South Coast and South County LUACs have been conflated on three occasions. A South Coast LUAC meeting occurred, and no County staff was present.

Proposition to change LUAC name to Big Sur South Coast LUAC.

Toro LUAC:

Mike Weaver asserted that more projects should be getting scheduled for LUAC review, including STRs and Administrative Permits. He also raised concerns regarding illegal grading.

2. TRAINING ITEMS FOR PLANNING COMMISSION AND LUAC's:

1. Role of Land Use Advisory Committees
 - a. Review Procedures (Board Resolution 15-103) and Election of Officers
2. Role of the Planning Commission
3. Due Process and Brown Act
4. Conflict of Interest
5. Public Records
6. Commissioner/Committee Member Comments

Melanie Beretti, Planning Commission Secretary and Reed Gallogly, County Counsel presented the training.

Public Comment:

Mike Weaver, Connie McCoy, David Smiley, No Name - question regarding site visits, Lynn Riddle

The meeting recessed at 3:09p.m., and reconvened at 3:16p.m.

Public Comment: None

No Motion required.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 4:07p.m.

APPROVED:

/s/ Sarah Wikle

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON: June 10, 2026