

County of Monterey

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



Meeting Minutes - Final

Wednesday, April 30, 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 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Mendoza.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Etna Monsalve

Christine Shaw

Martha Diehl

Amy Roberts

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 we received and distributed additional correspondence for, Agenda Item No. 1 - REFERRAL 22.02(A) - 1982 General Plan Analysis and Big Sur Coast Land Use Plan, and Agenda Item No. 4 - Signal Hill LLC.

COMMISSIONER COMMENTS AND REQUESTS

None

REFERRALS

1. REFERRAL 22.02(A) - 1982 GENERAL PLAN ANALYSIS AND BIG SUR COAST LAND USE PLAN

- a. Consider receiving a report from staff regarding a consistency analysis of the Big Sur Coast Land Use Plan (BSLUP) and what updates may be needed to ensure the BSLUP contains all the necessary elements of a general plan; and
- b. Provide direction to staff.

Project Location: Big Sur Coast Land Use Plan

Proposed CEQA action: Statutory exemption pursuant to Section 15262 of the CEQA Guidelines as an early discussion of possible future actions that do not involve commitment to a project.

Taylor Price/Katie Scariot, project planner presented the item.

Public Comment: iPhone

The Commission received the report and provided direction to Staff.

9:00 A.M. – SCHEDULED MATTERS

2. REF140023 - UPDATE TO ZONING MAPS AND CLASSIFICATIONS

Public Hearing to consider a recommendation to the Board of Supervisors to:

a. Adopt an ordinance amending Title 21 of the Monterey County Code to amend Chapter 21.08, Chapter 21.50, and Sections 1-108 of Section 21.08.060 of Title 21 of the Monterey County Code to reclassify multiple zoning districts for consistency with their 2010 County of Monterey General Plan land use designations.

Project Location: Countywide

Proposed CEQA action: Consider and find that the ordinance is consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to CEQA (California Environmental Quality Act) Guidelines Section 15162.

Taylor Price, project planner presented the item.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commission Mendoza and passed by the following vote to find the adoption of the ordinance consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan (SCH #2007121001); and adopt an ordinance amending Title 21 of the Monterey County Code (inland) to amend Chapter 21.08 and Chapter 21.50 and amend Sections 1-108 of the Sectional District Maps of Section 21.08.060 of Title 21 (Non-coastal Zoning Ordinance)

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

NOES: None

ABSENT: None

ABSTAIN: None

3. PLN240120 - VALLE DEL SOL PROPERTIES, LLC

Public hearing to consider a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83 acres and 68 acres. The 83-acre proposed parcel will be subject to an existing Conservation Easement and will undergo habitat restoration.

Project Location: Adjacent to Del Monte Boulevard, Lapis Road, and Highway 1, Marina

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15305 and 15325, and there are no exceptions pursuant to Section 15300.2.

Steve Mason, project planner presented the item.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Shaw, seconded by Commission Mendoza and passed by the following vote to find the project is Categorically Exempt pursuant to CEQA Guidelines sections 15305 and 15325, and none of the exceptions under 15300.2 apply and approve a Coastal Development Permit for a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83-acres and 68-acres.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed at 10:03 a.m. and returned at 10:19 a.m.

4. PLN240077 - SIGNAL HILL LLC

Public hearing to consider design approval for the construction of an approximately 8,290 square foot two-story single family dwelling with an attached three car garage with light brown stucco exterior, black metal clad wood accents, and a gravel roof, an approximately 180 square foot stairwell, and approximately 695 square feet of terrace (identified as the “Reduced Project,” Alternative 6 in the Final EIR) and the relocation of three Monterey Cypress trees.

Project Location: 1170 Signal Hill Road, Pebble Beach.

Proposed CEQA Action: Consider the previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project and find the project consistent with the FEIR which does not warrant additional environmental review pursuant to CEQA Guidelines section 15162.

Mary Israel, project planner presented the item.

Applicant Representative: Massy Mehdipour

Public Comment: Tony Lombardo, D. Estrada, Kent Seavey, Mr. Kadivar

It was moved by Commissioner Diehl, seconded by Commission Roberts and passed by the following vote to adopt a previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project, and find that the Proposed Project is consistent with Alternative 6 of the FEIR and does not warrant an addendum pursuant to CEQA Guidelines section 15162 and approve a Design Approval for construction of an approximately 8,290 square foot two-story single family dwelling inclusive of a three car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot outdoor stair well and 693 square feet of terrace (the “Reduced Project,” Alternative 6 of the Final EIR), a Coastal Development Permit to allow the relocation of three Cypress trees and a variance for structural development in front setback, with additional edits stating that restoration trees shall be handled in accordance with the adopted Tree Replacement Plan; that the condition of the Conservation and Scenic Easement Deed be updated to ensure consistency with the County’s established process; that the easement be modified to require the easement barrier to extend up to the edge of the house; and that an additional finding be added regarding setbacks to ensure the protection of the dunes habitat and prevent disturbance.

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

NOES: None

ABSENT: None

ABSTAIN: None

OTHER MATTERS

5. REVIEW AND REAPPOINTMENT OF PLANNING COMMISSION LIAISONS TO LAND USE ADVISORY COMMITTEES.

Public Comment: Margie Kay

It was moved by Commissioner Diehl, seconded by Commissioner Gomez and passed by the following vote to approve the updates to the Planning Commissioner Liaisons for the Land Use Advisory Committees.

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

NOES: None

ABSENT: None

ABSTAIN: None

6. ACKNOWLEDGE THE RESIGNATION OF KIMBERLY CANEER FROM THE DEL MONTE FOREST LAND USE ADVISORY COMMITTEE AND NORMAN LEVE

FROM THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

The Commission acknowledged the resignation of Kimberly Caneer from the Del Monte Forest Land Use Advisory Committee and Norman Leve from the Carmel Unincorporated/Highlands Land Use Advisory Committee and asked Staff to send a Thank you letter on their behalf.

Public Comment: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission of the promotion of Fionna Jensen and Jackie Nickerson, as well as the upcoming addition of Sarah Wikle, who will be joining the team on May 12, 2025.

Secretary Beretti informed the Commission that the McDougall Appeal went before the Board of Supervisors and was remanded back to the Planning Commission.

Secretary Beretti informed the Commission that the 6-month transition period for Vacation Rentals Ordinance passed in April, so we have commenced on active enforcement of those non permitted Vacation Rentals.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:28 p.m.

ADDENDUM:

Agenda Item No. 2 – REF140023 – Update to Zoning Maps and Classifications was incorrectly listed under “Referrals” and has been moved to “Scheduled Matters”.

APPROVED:

**/s/ Melanie Beretti
Planning Commission Secretary**

ATTEST:

**BY: /s/ Melissa McDougal
Planning Commission Clerk**

APPROVED ON: JULY 30, 2025