

County of Monterey

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



Meeting Minutes - Final

Wednesday, June 11, 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 Hartzell.

ROLL CALL

Present:

Francisco Javier Mendoza

Ramon Gomez

Ernesto Gonzalez

Ben Work

Christine Shaw

Martha Diehl

Jessica Hartzell

Amy Roberts

Paul C. Getzelman

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 of additional correspondence received and distributed for Agenda Item No. 3 – PLN180503 – Harrod Ray M Jr & Linda (Harrod Gregory Mark).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. PLN230350 - MR ARTEMIS LLC

Public hearing to consider construction of a 622 square foot detached Accessory Dwelling Unit, a 253 square foot detached trellis with associated site improvements, and an amendment to a Conservation and Scenic Easement Map for the Mr. Artemis LLC property.

Project Location: 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to Guidelines section 15300.2.

Joseph Alameda, project planner presented the item.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Hartzell and passed by the following vote to find that the project qualifies as a Class 3 and 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 a Coastal Administrative Permit and Design Approval to allow construction of a 622 square foot accessory dwelling unit, a 210 square foot trellis and associated site improvement, a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources and a acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property with modification Conservation and Scenic Easement Deed and map.

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

NOES: None

ABSENT: Monsalve

ABSTAIN: None

2. PLN210331 - REYNOLDS JON Q. TR. ET. AL.

Public hearing to consider construction of a 1,056 square foot accessory dwelling unit and the merger of three existing lots into one 36,914 square foot parcel. Development will occur within 750 square feet of archaeological resources and within 100 feet of environmentally sensitive habitat area.

Project Location: 26489 Scenic Road & 26454 Carmelo Street, Carmel.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Joseph Alameda, project planner presented the item.

Applicant Representative: Terrie Flinn, Jon Reynolds

Public Comment: Steven, John Perkins

It was moved by Commissioner Diehl, seconded by Commissioner Gomez and passed by the following vote to adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074, and approve a Combined

Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot detached accessory dwelling unit, a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot, a Coastal Development Permit for development within 750 feet of archaeological resources, and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area and adopt a Mitigation Monitoring and Reporting Plan.

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

NOES: None

ABSENT: Monsalve

ABSTAIN: None

The Commission recessed at 10:18 a.m. and returned at 10:30 a.m.

3. PLN180503 - HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Public Hearing to consider the after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%.

Project Location: 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), Toro Area Plan

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

Hya Honorato, project planner presented the item.

Applicant Representative: Ray Harrod Jr.

Public Comment: Kathy Pontius, Jim Jefferey, Bret Riker

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply and a approve a Combined Development Permit consisting of a Use Permit to allow development on slopes in excess of 25% and to partially clear Code Enforcement No. 18CE00070, an Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, a Use Permit for the removal of 49 Coast live oak trees and a Use Permit to allow

additional development on slopes in excess of 25% with modifications to finding 5, evidence b of the resolution.

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

NOES: None

ABSENT: Monsalve

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the 2nd Submission of the Housing Element will be available for public review soon.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:20 a.m.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal

Planning Commission Clerk

APPROVED ON: JULY 30, 2025