

County of Monterey

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



Meeting Minutes - Final

Wednesday, October 29, 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 by Vice-Chair Getzelman at 9:03am.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Work

ROLL CALL**Present:**

Paul C. Getzelman

Francisco Javier Mendoza

Ben Work

Amy Roberts

Christine Shaw

Ramon Gomez

Etna Monsalve

Martha Diehl

Absent:

Ernesto Gonzalez

Jessica Hartzell

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

PUBLIC COMMENTS

Douglas Fay

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that additional correspondence was received and distributed for Agenda Item No.1 - PLN220088 – THE RANCH CLUB INC, Agenda Item No.2 – PLN200047-AMD1 – KNOOP MICHAEL & MICHELLE, and Agenda Item No.3 – PLN220348 – OMNI RESOURCES LLC.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw requested an update regarding Pajaro levee construction before the rainy season begins, the unhoused digging into the levee and the removal of the unhoused in the levee

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.

Melanie informed the Commission and informed them that Supervisor Church made a referral regarding the battery storage and that will go back before the Board in 30 days.

9:00 A.M. – SCHEDULED MATTERS

1. PLN220088 - THE RANCH CLUB, INC.

Public hearing to consider a Final Map Amendment to Tract No. 1333 (San Lucia Preserve Phase B) to change the designation of Lot 98's "Homeland Boundary" to "Rancholand" and reconfigure the "Openlands Boundary" to allow construction of a driveway at an existing redwood grove.

Project Location: 14 Arroyo Sequoia, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15304 and 15305, and there are no exceptions pursuant to Section 15300.2.

Fionna Jensen, Project Planner presented the item.

Applicant Representative:

Joel Panzer

Public Comment:

None

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

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

NOES: None

ABSENT: Hartzell, Gonzalez

ABSTAIN: None

2. PLN200047-AMD1 - KNOOP MICHAEL & MICHELLE

Public hearing to consider an Amendment to a previously approved Combined Development Permit (PLN200047) that allowed a lot line adjustment between two legal lots of record, construction of a single-family dwelling, a detached accessory structure, guesthouse, and associated site improvements including ridgeline development and development on slopes in excess of 25 percent. This Amendment proposes the removal of six Coast live oak trees.

Project Location: The properties are located at 120 Country Club Heights Road, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA Action: Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.

Kayla Nelson, Project Planner presented the item.

Applicant Representative: Tai Tang, Richard Webber

Public Comment: Douglas Fay

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

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

NOES: None

ABSENT: Hartzell, Gonzalez

ABSTAIN: None

The commission recessed at 10:07am and reconvened at 10:17am

3. PLN220348 - OMNI RESOURCES LLC

Public hearing to consider construction of a 12-pump fueling station, a 3,077 square foot convenience store, and associated on-site and off-site improvements, including a trash enclosure, fuel price sign, parking, three underground diesel and gasoline storage tanks, and restriping of turn lanes on Highway 68 and Corral de Tierra Road. The project involves a Variance to reduce the side and rear setbacks to 1 foot 4 inches (east) and 1 foot 11 inches (south), and 2,170 cubic yards of cut and 1,005 cubic yards of fill.

Project Location: 3 Corral de Tierra Road, Salinas.

Proposed CEQA Action: Find that the project qualifies for a Statutory Exemption pursuant to CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site.

Fionna Jensen, Project Planner presented the item.

Applicant Representative: Eric Phelps, Matt Francois

The commission recess at 11:21am, and reconvened at 11:32am

Public Comment: Micheal Weaver, John Church, Douglas Fay, Tamara Schwartz, Dwight Stump

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza by the following vote to find that the project qualifies for a Statutory Exemption pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site; and 2) Approve a Combined Development Permit consisting of: a. Use Permit, Administrative Permit, and Design Approval to allow construction of a 12-pump gas service

station, a 3,077 square-foot convenience store, and associated on- and off-site improvements; and b. Variance to reduce the side and rear setbacks to 1 foot 4 inches (south) and 1 foot 11 inches (east) and clarification on conditions of approval, to language in Findings 6, Evidence b and Finding 7, Evidence b, and clarify signage is subject to a future use permit.

AYES: Getzelman, Mendoza, Gomez, Roberts, Work, Diehl

NOES: Shaw, Monsalve

ABSENT: Hartzell, Gonzalez

ABSTAIN: None

REFERRALS

4. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that at the October 28, 2025, Board of Supervisors meeting, Staff presented an update on the Housing Element and reaffirmed support to the proposed approach, a third updated will be submittal to state HCD.

Secretary Beretti informed that the Board of Supervisors proposed a new referral regarding monitorial process for new battery storage.

Commissioner Diehl asked for the number of builder's remedy applications the county has on record, Secretary Beretti stated there are currently 7 properties on recorded, and some have multiple applications

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:07pm.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON: November 12, 2025