

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Wednesday, March 26, 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 Chair Gonzales at 9:00 a.m.

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Diehl.

**ROLL CALL**

**Present:**

**Paul C. Getzelman**

**Francisco Javier Mendoza**

**Ramon Gomez**

**Jessica Hartzell**

**Ernesto Gonzalez**

**Ben Work**

**Etna Monsalve**

**Christine Shaw**

**Martha Diehl**

**Absent:**

**Amy Roberts**

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

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk McDougal informed the Commission that there were no agenda additions deletions or corrections.

**COMMISSIONER COMMENTS AND REQUESTS**

Commissioner Shaw addressed LUAC comments regarding leaking water issues from water tanks (mentioned on agenda item 2) and forgiveness of after the fact permits.

Commissioner Diehl asked that we add the LUAC liaison structure as an item on the next agenda.

**REFERRALS**

**1. PLANNING COMMISSION REFERRALS**

Secretary Beretti provided an updated on the referral matrix.

**9:00 A.M. – SCHEDULED MATTERS****2. PLN210142 - CORNEJO CARLOS V & LOPEZ SINDY HERNANDEZ**

Public hearing to consider a permit for the construction of a single-family dwelling (Approximately 2,490 sq. ft.), a detached garage (Approximately 900 sq. ft.), a detached accessory dwelling unit (Approximately 752 sq. ft.), associated site improvements including the removal of 6 Coast live oak trees, development on slopes greater than 25% and an after-the-fact removal of 15 Coast live oak trees.

**Project Location:** 1909 San Juan Road, Aromas, North County Area Plan

**Proposed CEQA action:** Find the project Categorical Exempt per Section 15303, New Construction, of the CEQA Guidelines.

**Fionna Jensen, Project Planner presented the item.**

**Applicant Representative: None**

**Public Comment: None**

**It was moved by Commissioner Mendoza, seconded by Commission Shaw and passed by the following vote to approve the project Finding the project qualifies for Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and**

**Approving a Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 2,490 square foot one-story single-family dwelling with a 900 square foot detached garage, and a 752 square foot detached accessory dwelling unit. Associated site improvements including grading consisting of approximately 950 cubic yards of cut and 950 cubic yards of fill a Use Permit to allow the removal of 6 Coast live oak trees, a Use Permit to allow development on slopes greater than 25%; and an after the fact Use Permit for the removal of a total of 15 Coast live oak trees with the addition to condition no 6 to require annual monitoring of the trees for a total of 3 years after the replacement trees are planted.**

**AYES: Getzleman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw**

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

**3. PLN240069 - BECHTEL CORPORATION**

Public hearing to consider construction of exterior modifications to an existing 8,747 square foot single family dwelling including construction of a 182 square foot second story deck, an outdoor seating area, and replacement hardscape; conversion of a caretakers unit into a 1,103 square foot Accessory

Dwelling Unit with minor exterior modifications; and construction of a 1,171 square foot non-habitable pavilion structure within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

**Project Location:** 3270 17 Mile Drive, Pebble Beach

**Proposed California Environmental Quality Act (CEQA) action:** Find the project Categorically Exempt pursuant to Section 15303(a) and there are no exceptions pursuant to Section 15300.2, and Statutorily Exempt pursuant to Section 15270 of the CEQA Guidelines.

**Steve Mason and Fionna Jensen, project planner presented the item.**

**Applicant Representative: Erik Lundquist**

**The Commission recessed at 10:25 a.m. and return at 10:35 a.m.**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commission Work and passed by the following vote to continue the hearing on this item to a date uncertain.**

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

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

**OTHER MATTERS**

4. **APPOINT DAVID PRINA TO THE NORTH COUNTY LAND USE ADVISORY COMMITTEE.**

**Public Comment: None**

**It was moved by Commissioner Shaw, seconded by Commission Hartzell and passed by the following vote to appoint David Prina to the North County Land Use Advisory Committee.**

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

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

5. **APPOINT STEPHEN HOOPER TO THE TORO LAND USE ADVISORY COMMITTEE.**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commission Mendoza and passed by the following vote to appoint Steven Hooper to the Toro Land Use Advisory Committee.**

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

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

6. **ACKNOWLEDGE THE RESIGNATION OF DAVID EVANS FROM THE NORTH COUNTY LAND USE ADVISORY COMMITTEE AND ORVILLE MYERS FROM THE CACHAGUA LAND USE ADVISORY COMMITTEE.**

**The Commission acknowledged the resignation of David Evans and Orville Myers and asked that a thank you letter be sent out on behalf of the Commission.**

7. **ACKNOWLEDGE THE RESIGNATION OF THOMAS WHITLEY FROM THE NATIVE AMERICAN AND ARCHAEOLOGICAL RESOURCES TECHNICAL ADVISORY PANEL.**

**The Commission acknowledged the resignation of Thomas Whitley and asked that a thank you letter be sent out on behalf of the Commission.**

**Secretary Beretti asked the Planning Commissioners on behalf of the**

**NAARTAP panel for support on recruitment and recommendations for more panel members.**

**DEPARTMENT REPORT**

**Secretary Beretti informed the Commission that the department is actively working to fill the vacancies within HCD.**

**Secretary Beretti informed the Commission that the appeal on PLN230137 – McDougall and the Harper Canyon item are scheduled before the Board of Supervisors on April 15, 2025.**

**Secretary Beretti informed the Commission of the temporary restructuring of the Planning Division to help support during the Staffing shortage and that there are changes being made to the project checking list in the near future.**

**ADJOURNMENT**

**The meeting was adjourned by Chair Gonzales at 10:56 a.m.**

**APPROVED:**

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

**ATTEST:**

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

**APPROVED ON: MAY 14, 2025**