

County of Monterey

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



Meeting Minutes - Final

Wednesday, May 14, 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 Gomez.

ROLL CALL

Present:

Francisco Javier Mendoza

Ramon Gomez

Ernesto Gonzalez

Ben Work

Etna Monsalve

Christine Shaw

Martha Diehl

Absent:

Jessica Hartzell

Amy Roberts

Paul C. Getzelman

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 that there were no agenda additions deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl requested that all Staff Reports contain the Project Planners complete phone number.

Commissioner Diehl requested that Staff provide the Commission with information on the process for fire fuel mitigation work being conducted around residential properties.

REFERRALS

A. PLANNING COMMISSION REFERRALS

Melanie Beretti, Planning Commission Secretary presented the item.

Public Comment: None

The Commission received the report and provided direction to Staff.

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the March 12, 2025 and March 26, 2025 Planning Commission Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Work and passed by the following vote to approve the meeting minutes

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,

NOES: None

ABSENT: Hartzell, Roberts, Getzelman

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. **PLN240029 - SOLOMONE ALEJANDRA M TR & LEATHERBERRY**

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres) and Parcel B (APN: 009-312-012-000 ; 0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).

Project Location: 26217 & 26219 Atherton Place, Carmel, Carmel Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

McKenna Bowling, project planner presented the item.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Shaw and passed by the following vote to find the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 (a), and there are no exceptions pursuant to section 15300.2 and approve a Coastal Development Permit to allow a lot line adjustment between two legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres/10, 929 square feet) and Parcel B (APN:009-312-012-000; 0.32 acres/13,741 square feet),

resulting in two parcels containing 0.25 acres/ 11,069 square feet (Adjusted Parcel A) and 0.31 acres/13,601 square feet (Adjusted Parcel B) with additional edits to finding 6, evidence b of the resolution, updates to reference Parcel A and B square footage and acreage, and to remove the reference to a recordation of a final map in condition 3.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,

NOES: None

ABSENT: Hartzell, Roberts, Getzelman

ABSTAIN: None

3. PLN240222 - HETHERINGTON ROY & MARIA TRUST

Public hearing to consider construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot Accessory Dwelling Unit above a 742 square foot two-car garage, a detached 3,120 square foot barn and associated site improvements including the removal of 10 Oak trees and development on slopes in excess of 25%.

Project Location: 8125 Carina, Carmel, Greater Monterey Peninsula Area Plan

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

Hya Honorato, project planner presented the item.

Applicant Representative: Eric Miller

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve 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 CEQA Guidelines section 15300.2 apply and approving a Combined Development Permit consisting of a Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, a 3,120 square foot barn and associated site improvements, a Use Permit to allow the removal of 10 Coast live oak trees and a Use Permit to allow development on slopes in excess of 25%.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,

NOES: None

ABSENT: Hartzell, Roberts, Getzelman

ABSTAIN: None

4. REF250008 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2025/26

Consider the consistency of the County of Monterey Capital Improvement Program ("CIP") for Fiscal

year 2025/26 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone) and report the findings to the County of Monterey Public Works, Facilities and Parks Department and the Board of Supervisors **Proposed CEQA Action:** The general plan consistency determination is not a project as defined in Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines.

John Snively project planner presented the item.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Gomez and passed by the following vote to find that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2025/26 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and recommend that the list of major

public works projects, contained in the County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2025/26, with revisions to reflect the removal of road diet work from the G-12 Pajaro to Prunedale Corridor Study Project - Project Area 6 (Salinas and Pajaro Rd project description), conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local

Coastal Program and the 1982 General Plan, as applicable and support continued efforts by Public

Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available and Transmit to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2025/26 CIP.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,

NOES: None

ABSENT: Hartzell, Roberts, Geztelman

ABSTAIN: None

OTHER MATTERS

- 5. APPOINT SUZANNE KUSHNER TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.**

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve and passed by the following vote to appoint Suzanne Kushner to the Carmel

Unincorporated/Highlands Land Use Advisory Committee.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,

NOES: None

ABSENT: Hartzell, Roberts, Getzelman

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti introduced Sarah Wikle the new Principal Planner to the Commission.

Secretary Beretti informed the Commission that the May 28, 2025, Planning Commission Meeting will be held at the 1441 Schilling Place, Salinas Office.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:21 a.m.

APPROVED

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal

Planning Commission Clerk

APPROVED ON: JULY 30, 2025