County of Monterey

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

Meeting Agenda - Final

Wednesday, September 30, 2026

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

PLEASE NOTE THAT THE RESOLUTIONS FOR AGENDA ITEMS NO. 2 THROUGH NO.7 ORIGINALLY SCHEDULED FOR THE SEPTEMBER 9, 2026, PLANNING COMMISSION MEETING CURRENTLY REFLECT AN INCORRECT MEETING DATE.

THE FINAL RESOLUTIONS WILL BE UPDATED TO REFLECT THE CORRECT MEETING DATE OF SEPTEMBER 30, 2026.

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT:
Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS:
Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

INTERPRETATION SERVICES:
To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

SERVICIOS DE INTERPRETACIÓN:
Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

OR to participate by phone call any of these numbers below:
+ **1 669 900 6833 US (San Jose)**
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+ **1 253 215 8782 US**
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Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in

implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

O para participar por teléfono, llame a cualquiera de estos números a continuación:
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+ **1 346 248 7799 US (Houston)**
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Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor,

Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Paul C. Getzelman – Chair
Amy Roberts – Vice Chair
Ben Work
Francisco Javier Mendoza
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Etna Monsalve
Christine Shaw
Martha Diehl

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

1. **APPROVAL OF THE AUGUST 12, 2026 AND THE AUGUST 26, 2026, PLANNING COMMISSION MEETING MINUTES.**

   Attachments: Cover Page
   Exhibit A - Draft PC Minutes 08-12-26
   Exhibit B - Draft PC Minutes 08-26-26

9:00 A.M. – SCHEDULED MATTERS

2. PLN240071 - TOPE ANDREW GERARD TR

Public hearing to consider construction of a wireless telecommunication facility, including the installation of an 85-foot-tall monopole with 15 antennas greater than the height allowed for the zoning district, two elevated platforms with cabinet equipment, and associated site improvements, including removal of Willow three trees and underground utility connection.

Project Location: 225 River Road, Salinas, CA 93908

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

Attachments: Staff Report

3. REF250038 - CANNABIS CONSUMPTION VENUE ORDINANCE

a. Conduct a public hearing to consider ordinances amending the County Code to allow Cannabis Consumption Venues for specified areas in unincorporated Monterey County; and

b. Adopt a Resolution to recommend that the Board of Supervisors take the following actions:

i. Find that adoption of the ordinance amendments is exempt pursuant to California Environmental Quality Act Guidelines Sections 15061(b)(3) and 15301; and

ii. Adopt ordinances to allow cannabis consumption as a land use in the unincorporated areas of Monterey County, including amending Chapter 20.67, Chapter 21.67, and Chapter 7.90.

Project Location: Unincorporated Monterey County

Proposed CEQA action: The adoption of these ordinance amendments is exempt pursuant to California Environmental Quality Act Sections 15061(b)(3) and 15301.

Attachments: Staff Report
Exhibit 1 - Discussion
Exhibit 2 - Draft Regulations
Exhibit 3 - Resolution Recommending Ordinance Amendments
Exhibit 4 - Santa Cruz County Ordinance
Exhibit 5 - West Hollywood Ordinance excerpt
Exhibit 6 - National City Ordinance excerpt
Exhibit 7 - San Francisco Ordinance excerpt
Exhibit 8 - CA Business and Professions Code 26200 (Cannabis, Local Control)

4. REF260024 - ROOSTER ORDINANCES

Public hearing to consider adopting a resolution to recommend the Board of Supervisors:

1) Find the ordinances amending rooster keeping regulations in unincorporated inland and coastal

areas of Monterey County categorically exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15308 because the ordinances are County actions which involve procedures for protection of the environment;

2) Adopt an ordinance repealing Chapter 8.50 of the Monterey County Code (Requirements for Keeping Five or more Roosters) and amending Title 21 of the Monterey County Code (Inland Zoning Ordinance) to add new regulations for the keeping of roosters on non-agriculturally zoned properties in the unincorporated inland areas of Monterey County; and
3) Adopt an ordinance adding new regulations to the Coastal Zoning Ordinance (Title 20 of the Monterey County Code) for the keeping of roosters on non-agriculturally zoned properties in the unincorporated coastal areas of Monterey County along with the following implementing actions:
    a. Certify that the Coastal Zoning Ordinance is intended to be carried out in a manner fully in conformity with the California Coastal Act; and
    b. Direct staff to submit the Coastal Zoning Ordinance to the California Coastal Commission for certification.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Chapter 8.50 of the Monterey County Code (to be repealed)
Exhibit C - Board Referral 2024.11 (Church)
Exhibit D - Chapter 8.36 (Nuisance and Nuisance Animals)
Exhibit E - Draft Ordinances (redline version)

5. PLN260005 - LEAVY-HOGLUND PENELOPE CHRISTINE TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 25735 N. Mesa Drive, Carmel, CA
Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment
Exhibit F - Zoning Administrator Resolution No. 26-057
Exhibit G - Management Monitoring Measure Letter

6. PLN260123 - JOE PETER & KIMBERELY WU TRS

Public hearing to consider construction of a 5,250 square foot two-story single-family dwelling, with a 989 square foot attached garage, a 956 square foot attached Accessory Dwelling Unit with an

attached 1,163 square foot garage, and associated site improvements, including development on slopes in excess of 30%, the removal of 48 trees, and a 335 feet driveway.

Project Location: 1272 and 1272 Unit A Portola Road, Pebble Beach, Del Monte Forest Land Use Plan

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

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Arborist Report
Exhibit C - LUAC Minutes
Exhibit D - Vicinity Map

7. PLN230311 - ERSKINE, FRANCES K TRUST

Continued from the September 9, 2026 Planning Commission hearing, consider an after-the-fact approval of an as-built shoreline armoring structure consisting of concrete retaining walls, stairs, landings, and stone veneer concrete masonry unit walls; and allow the demolition of approximately 80 square feet of the lower stairs and landing, removal of approximately 400 square feet of decking from the middle tier of the structure, installation of code-compliant guardrails, and weather-protective coating on the underlying concrete slab and drainage piping. The project includes development within 50 feet of a coastal bluff, on slopes in excess of 30%, and within 750 feet of a known archeological resource.

Project Location: 157 Highway 1, Carmel

Proposed CEQA Action: Find that the project qualifies for Class 1, Class 3, and Class 4 Categorical Exemptions pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, 15303 and 15304, and that none of the exceptions from Section 15300.2 apply.

Attachments:
Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Site Photos
Exhibit D - Geological Report (LIB260069)
Exhibit E - Geotechnical Report (LIB260078)
Exhibit F - Biological Resource Report (LIB240163)
Exhibit G - Carmel Unincorporated-Highlands LUAC Meeting Minutes
Exhibit H - California Coastal Commission Comments Dated October 10, 2024
Exhibit I - Vicinity Map

8. PLN240286 - SALINAS VALLEY SOLID WASTE AUTHORITY (SVSWA)

Public hearing to consider establishment of a large volume self-haul/commercial refuse transfer station

including the construction of a 25,200 sq. ft. public and commercial solid waste drop-off building, a 8,700 sq. ft. public recycling drop-off building, a 240 sq. ft. cashier/scale building, conversion of an existing 3,200 sf. ft. building into a hazardous household waste drop off building, installation of two 70-foot vehicle scales, two 97,171-gallon water tanks and associated retaining walls, circulation improvements, related site infrastructure, the removal of three protected trees, grading on approximately 6,710 sq. ft. of slopes in excess of 25%, and a Variance to exceed 30-foot height limit by 16 feet.

Project Location: 350 Crazy Horse Canyon Road, Prunedale, North County Area Plan

Proposed CEQA action: Consider the adopted Negative Declaration for the Salinas Valley Solid Waste Authority "North County Recycling and Transfer Station" (State Clearinghouse Number 2025080381) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162.

Attachments:

Staff Report
Exhibit A - Draft Resolution
Exhibit B – North County Land Use Advisory Committee Minutes (May 6, 2026)
Exhibit C – Final Initial Study & Mitigated Negative Declaration
Exhibit D – SVSWA Board of Directors adopted Resolution No. 2025-53
Exhibit E – Vicinity Map
Exhibit F – Arborist Report (LIB250385)
Exhibit G – Traffic Report (LIB250387)

DEPARTMENT REPORT

ADJOURNMENT