Exhibit A

This page intentionally left blank.

County of Monterey

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

Meeting Minutes - Draft

Wednesday, July 8, 2026

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 Getzelman at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shaw.

ROLL CALL

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

Absent:
None

Secretary Beretti provided the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that an Errata Memo from staff was distributed for Agenda Item No.3 – Agricultural and Winery Corridor Plan, and additional correspondence was received for Agenda Item No.4 - PLN250286 – Carmel Reserve LLC (One Grove Inclusionary Housing) and Agenda Item No.5 – PLN250292 – Signal Hill LLC.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw requested that LUACs have the option to not recommend approval for projects within their purview on meeting minutes.

APPROVAL OF CONSENT CALENDAR

1. **LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS**
2. Approval of the June 24, 2026, Planning Commission Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Shaw, and passed by the following vote to approve the consent calendar:

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell, Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. REF250009 - AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J) WORKSHOP

Receive an informational presentation on the Agricultural and Winery Corridor Plan (Chapter 9.J of the 2010 General Plan) and required implementation actions .
Planning Area: Inland (non-coastal) unincorporated areas
Proposed CEQA action: An informational presentation is exempt per CEQA Guidelines Section 15262.

Katie Scariot, Project Planner, presented the item.

Public Comment: Norm Groot

The Planning Commission received the informational presentation, no motion required.

4. PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)

Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.
Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.
Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

Taylor Price, Project Planner, presented the item.

Applicant/Agent Representative: Cody Phillips, Katie, Armritha Tahiliani

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Hartzell, and passed by the following vote to accept the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164 and approve a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports with modifications to condition 12.

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell, Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

The meeting recessed at 10:25AM, and reconvened at 10:40AM

Item No. 6 was heard before Item No. 5

6. PLN220053 - TEDFORD JEFFREY R & DONNA M TRUST

Public hearing to consider major remodel of a 3,107 square foot single family dwelling, resulting in a 7,071 square foot single family dwelling, and associated site improvements, including new and replacement accessory structures (covered entry, sheds, loggia, terraces) and re-configuration of the driveway. The project also involves after-the-fact development on slopes in excess of 30 percent, restoration of previously disturbed areas with native coastal scrub plants, development within the Critical Viewshed, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources.

Project Location: 31525 Highway 1, Carmel

Proposed CEQA action: Find that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Mary Israel, Project Planner, presented the item.

Applicant/Agent Representative: Jun Sillano

Public Comment: None

The meeting recessed at 11:10AM, and reconvened at 11:27

Clerk Navarro took roll: All commissioners present.

It was moved by Commissioner Hartzell, seconded by Commissioner Diehl,

and passed by the following vote to find that the project qualifies for Class 1, 2 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply and approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement, a Coastal Development Permit to allow development in the Critical Viewshed, an after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30%, a Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants, an after-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub) and a Coastal Administrative Permit to allow development within 750 feet of archaeological resources with edits to the resolution and condition 5.

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell, Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

5. PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

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

The Planning Commission did not hear agenda item no 5 as the item was pulled by Staff in accordance with CA Government Code section 66329. The item will go before the Chief of Planning.

DEPARTMENT REPORT

Secretary Beretti informed the Commission:

That on July 7, 2026, the Board of Supervisors heard the first Vacation Rentals appeal, and continued the hearing on the item to August 18, 2026. Staff recommended denial of approval to uphold the Zoning Administrator's decision and reminded the Commission that there is no meeting on July 29, 2026.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 11:52 a.m.