County of Monterey

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

Meeting Minutes - Final

Wednesday, August 26, 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 Monsalve.

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
Christine Shaw
Martha Diehl

Absent:
None

Secretary Beretti provided the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Johnson (McDougal) informed the Commission that there were no agenda additions, deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl thanked the firefighters and the community for their service and dedication during the Timber Fire in Big Sur. She also requested additional resources for Car Week and the Special Event Task Force, including increased law enforcement support and improved coordination and communication to ensure a comprehensive understanding of all scheduled events.

9:00 A.M. – SCHEDULED MATTERS

1. **PLN220125 - MONTEREY COUNTY SHERIFFS POSSE**
   Public hearing to consider allowing hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

Project Location: 395 Old Natividad Road, Salinas.
Proposed CEQA Action: Find that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply.

Taylor Price, Project Planner, presented the item.

Applicant/Agent Representative: Tony Lombardo

Public Comment: Dave Dunn

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza, and passed by the following vote to continue the hearing on this item to November 18, 2026.

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

2. PLN220358-DEP - RESOURCE CONSERVATION DISTRICT OF MONTEREY COUNTY

Public hearing to consider approval of an Environmental Enhancement Streamlining Program Master Permit for the Resource Conservation District of Monterey County and a waiver of fees for Master Permit and subsequent project-specific County permits related to each year's set of Program projects.
Project Location: Throughout County of Monterey
Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

Mary Israel, Project Planner, presented the item.

Applicant/Agent Representative: Paul Robinson, Megan Barker, Adrienne Carter

Public Comment: Trey Kropp

Commissioner Gonzales left the meeting at 10:45 a.m. and did not return.

It was moved to by Commissioner Diehl, seconded by Commissioner Hartzell, and passed by the following vote to Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; approve a Combined Development Permit to allow for an Environmental Enhancement Streamlining

Program Master Permit consisting of a Use Permit to allow development on slopes in excess 25 percent, a Use Permit to allow development within 100 feet of the Carmel River floodway and floodway fringe, a Use Permit to allow the removal of landmark and native trees, an Administrative Permit and Design Approval to allow development in the VS and S district, a Design Approval to allow associated small structures in a D district, a Coastal Administrative Permit to allow restoration activity and environmental enhancements, a Coastal Development Permit to allow development within 50 feet of a wetland, estuary, or stream, a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, a Coastal Development Permit to allow development on slopes in excess of 30 percent, and a Coastal Development Permit to allow development within the Big Sur Critical Viewshed.

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

The Planning Commission recessed at 10:51 a.m. and returned at 11:04 a.m.

3. PLN210139 - CHINAR LLC

Public hearing to consider the construction of a 3,230 square foot single-family dwelling with an attached 1,045 square foot garage, and associated site improvements, including 815 square feet of development on slopes in excess of 25%.

Project Location: 1905 San Juan Road, Aromas

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

Jordan Evans-Polockow, Project Planner, presented the item.

Applicant/Agent Representative: Daniel Waren

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Shaw, and passed by the following vote to find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2, approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 3,230 square foot single-family dwelling with an attached 1,045 square foot garage, and associated site

improvements and a Use Permit to allow 815 square feet of development on slopes greater than 25% with modifications to the sidewalk location to avoid slopes in excess of 25%.

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

REFERRALS

4. PLANNING COMMISSION REFERRAL 24.9: USE AND PERMISSIBILITY OF COMPOSTING TOILETS AND OTHER SELF-CONTAINED WASTEWATER UNITS

Conner Cappi, Environmental Health Specialist, presented the item.

Public Comment:
Planning Commission discussed and requested Environmental Health Bureau to research Yolo County's regulations and report back at a future date.

No motion required.

DEPARTMENT REPORT

Secretary Beretti provided the following updates:
- Reminded the Commission that the 6th Cycle Housing Element public comment period closes Monday, August 31, 2026.
- At the August 24, 2026, Airport Land Use Committee (ALUC) meeting, the Committee supported the proposed rezoning within the airport planning area/preview area.
- The County has been accepted by Cal Poly to participate in a program involving upper-division students during the spring/summer calendar. Students will work with County staff and provide support for the Pajaro Community Plan and related community development efforts.
- The Board of Supervisors' annexation matter related to Vista Lucia Housing in Gonzales is proceeding to LAFCO.
- LUAC meetings in Big Sur are currently on hold due to the ongoing fires and HCD staff are supporting emergency response efforts and are staffing the Emergency Operations Center (EOC).
- HCD plans to respond in late September to a new Board of Supervisors referral addresses parking at Point Lobos.
- On August 25, 2026, the Board of Supervisors accepted Staff's recommendation to deny the appeal on the Gupta vacation rental item.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 12:09 p.m.

APPROVED:

/s/ Melanie Beretti
Planning Commission Secretary

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

APPROVED ON: September 30, 2026