

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, February 25, 2026

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 Getzelman at 9:00a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Roberts

ROLL CALL

Present:

Paul C. Getzelman

Martha Diehl – arrived at 9:03AM

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Etna Monsalve

Ramon Gomez

Amy Roberts

Christine Shaw

Absent:

Francisco Javier Mendoza

Secretary Beretti reviewed the Zoom Protocols and provided instructions for the Wordly Interpretation services.

PUBLIC COMMENTS

Lynda Marin, Fred Faltersack

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are agenda additions, deletions or corrections public comments for Agenda Item No. and an errata memo from staff for Agenda Item No.5 – REF250038 – CANNABIS CONSUMPTION VENUE ORDINANCE and Agenda Item No.6 - REF260001 (PLN250139 DEP, PLN110173 AMD1, PLN190243, PLN170296) SOUTH COUNTY AREA PLAN, CARMEL VALLEY MASTER PLAN, CENTRAL SALINAS VALLEY AREA PLAN, AND GREATER SALINAS AREA PLAN AMENDMENTS

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

- 1. **APPOINT ROBERT B. JOHNSON III TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**
- 2. **APPOINT VALERIE GAINO-BAER TO THE CARMEL VALLEY LAND USE ADVISORY COMMITTEE.**
- 3. **ACKNOWLEDGE THE RESIGNATION OF BARBARA VARIAN FROM THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Gomez, and approve by the following vote:

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl, Roberts, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

- 4. **APPROVAL OF THE JANUARY 28, 2026, PLANNING COMMISSION MEETING MINUTES.**

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Hartzell, and approved by the following vote:

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl, Roberts, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

- 5. **REF250038 - CANNABIS CONSUMPTION VENUE ORDINANCE**
 - a. Conduct a public workshop to review and receive public input regarding ordinance options for a Cannabis Consumption Venue Ordinance for areas in unincorporated Monterey County; and
 - b. Provide direction to staff.

Project Location: Unincorporated Monterey County

Proposed CEQA action: A planning workshop is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15262.

Mike Novo, Project Planner presented the item.

Topic 1:

Public Comment: Robert Roach, Aram Stoney, Valentia Piccininni, Michelle House, Elaine Narciso, Ricardo Diaz Jr., Malcolm, Joey Espinoza, Christabelle Zarraga, Bryan Flores

The meeting recessed at 10:50a.m., and reconvened at 11:04a.m.

Topic 2:

Public Comment: Aram Stoney

Topic 3:

Public Comment: Aram Stoney, Robert Roach

Topic 4:

Public comment: Aram Stoney

The meeting recessed for lunch at 12:03p.m., and reconvened at 1:03p.m.

Clerk Janet Navarro took Roll Call

Present:

Paul C. Getzelman

Martha Diehl - arrived at 1:04p.m.

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Ramon Gomez

Amy Roberts

Etna Monsalve – arrived at 1:09p.m.

Absent:

Francisco Javier Mendoza

Christine Shaw

Topic 5:

Public Comment: Aram Stoney

Commissioner Gonzalez left the meeting at 1:34p.m.

Topic 6:**Public Comment: Aram Stoney, Robert Roach**

The Commission provided directions to Staff. No motion is required.

Chair Getzelman recused himself from agenda item No.6 due to a potential conflict of interest with PLN250139 DEP and Commissioner Roberts sat in as chair.

6. REF260001 (PLN250139-DEP, PLN110173-AMD1, PLN190243, PLN170296) - SOUTH COUNTY AREA PLAN, CARMEL VALLEY MASTER PLAN, CENTRAL SALINAS VALLEY AREA PLAN, AND GREATER SALINAS AREA PLAN AMENDMENTS

Public hearing to consider proposed 2010 General Plan Amendments and Zoning Ordinance Amendments to:

1. Amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from Light Commercial [LC] to Low-Density Residential [LDR/1];
2. Amend Sectional District Map 17C and the Carmel Valley Master Plan Figure LU3 to rezone and redesignate a 4.47 acre parcel (APN: 015-171-019-000) from Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay [LDR/2.5-D-S-RAZ] to High Density Residential, 5 units per acre, Building Site 6 zoning overlay, Design Control zoning overlay, and Site Plan Review zoning overlay [HDR/5-B-6-D-S];
3. Amend the text of the Central Salinas Valley Area Plan to add Policy CSV-1.8, which would create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation and require submittal of compliance testing information; and
4. Amend the text of the Greater Salinas Area Plan to add Policy GS-1.15, which would create a Special Treatment Area over APNs: 207-131-004-000 and 207-131-005-000, 207-121-014-000 to recognize the historic and ongoing commercial use of the properties.

Project Location: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Number [APN] 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan; No address assigned (APN: 015-171-019-000), Carmel Valley Master Pla, 50700 Thompson Canyon Road, King City

(Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan; and 111/115/117 Monterey Salinas Highway (APNs: 207-131-004-000, 207-131-005-000, and 207-121-014-000)
Proposed CEQA action: Find the respective projects: 1) consistent with the adopted Mitigated Negative Declaration, together with an Addendum prepared for HCD Planning File No. PLN060078, and that the adoption of this project does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; 2) consistent with the Certified Final Revised Environmental Impact Report (FEIR) (SCH No. 19950803033) for the September Ranch Subdivision Project and that the adoption of this project does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; 3) Categorically Exempt pursuant to CEQA Guidelines section 15304, and that none of the exceptions apply pursuant to Section 15300.2; and 4) Categorically Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2

Fionna Jensen, Project Planner presented the item, first project PLN250139 DEP.

Applicant Representative:

None

Public Comment:

None

It was moved to approve by Commissioner Work, seconded by Commissioner Diehl, by the following vote:

AYES: Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez,

ABSTAIN: Getzelman

Commissioner Getzelman resumed as chair.

Fionna Jensen, Project Planner presented the item, second project PLN110173 AMD1

Applicant Representative:

None

Public Comment:

None

It was moved to approve by Commissioner Hartzell, seconded by Commissioner Diehl, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez,

ABSTAIN: None

Fionna Jensen, Project Planner presented the item, third project PLN190243

Applicant:

John Cumming

Public Comment:

Robert Roach, Michelle House

It was moved to approve with included terms to the language, regarding the public benefit, subject to an 8-year pilot program, to be allowed by others with the same uniqueness, testing of the two mile buffer and to return to the Planning Commission at the end of the 8-year term with an update by Commissioner Gomez, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez

ABSTAIN: None

Fionna Jensen, Project Planner presented the item, fourth project PLN170296

Applicant Representative:

Alex Lorca

Public Comment:

None

It was moved to approve by Commissioner Roberts, seconded by Commissioner Monslave, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez

ABSTAIN: None

DEPARTMENT REPORT

7. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 3:36p.m.