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County of Monterey

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



Meeting Minutes - Draft

Wednesday, March 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 9:02a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gomez.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Christine Shaw

Ramon Gomez

Etna Monsalve

Martha Diehl

Absent:

Amy Roberts

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 of correspondence received and distributed for a non-agenda item.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. PLN250149 - DUNCAN & DUNCAN LLC

Receive an update on the withdrawn status of the Peace of Mind Dog Rescue Project (HCD-Planning File No. PLN250149) which proposed the establishment of a senior dog rescue and exterior modifications. No action required.

Project Location: 8 El Caminito Road, Carmel Valley.

Proposed CEQA action: Find that the item is not a project under CEQA pursuant to Pub. Res.

Code § 21065.

Fionna Jensen, Project Planner presented the item.

Public Comment:

None

Project withdrawn. No action required.

2. PLN250111 - BAYER LEX NEAL TR

Public hearing to consider demolition of an existing residence, garage, and other site improvements, and construction of a replacement 5,754 square foot single-family dwelling with a 701 square foot detached garage and associated site improvements including a new septic system, repair of a deck and stairway, development within 100 feet of Environmentally Sensitive Habitat Area, and development within 50 feet of a Coastal bluff.

Project Location: 35700 Highway 1, Monterey, Big Sur Coast Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner presented the item.

Applicant Representative: Angus Jeffers

Public Comment: Lex Bayer, owner

It was moved to approve by Commissioner Diehl, seconded by Commissioner Hartzell, with edits requested by the applicant and clarification that the easement deed is relative to the Coastal Bluff area for Condition 13, by the following vote:

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

NOES: None

ABSENT: Roberts

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti notified the Commission that County HCD submitted the 3rd Submittal of the Draft Housing Element to state HCD on March 13, 2026, which has a 60-day review period.

At the March 24, 2026 Board of Supervisors meeting the Board of Supervisors considered the Annual reports for the General Plan Housing Element and the Long Range Work Program, staff relayed the Planning Commission's recommendations which included specifically requesting key priority implementation items from the

2010 General Plan be given High Priority and move through completion specifically continuing Chualar and adding Pajaro Community Plan Development and Development Evaluation System, The Board of Supervisors supported adding the Pajaro Community Plan to the list of top priorities and staff noted that addressing Development Evaluation Systems is incorporated as part of the Housing Element Implementation.

The Special Joint Land Use Advisory Committee and Planning Commission Meeting is scheduled at 1:30p.m. today, March 25, 2026.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 9:29a.m.