



County of Monterey

Planning Commission

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Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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APPROVAL OF THE DECEMBER 10, 2025, PLANNING COMMISSION MEETING MINUTES.

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County of Monterey

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



Meeting Minutes - Draft

Wednesday, December 10, 2025

9:00 AM

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order at 9:00AM

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Hartzell

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts arrived at 9:04AM

Christine Shaw

Etna Monsalve

Martha Diehl arrived at 9:04AM

Absent:

Ramon Gomez

Secretary Beretti reviewed the Zoom Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are additional public comments for Agenda Item No.3 – PLN240202-DEP – Rancho Canada Venture LLC

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw asked about a Castroville LUAC applicant not on the agenda.

Clerk McDougal stated the applicant was not added due to no response on the nomination.

APPROVAL OF CONSENT CALENDAR

1. APPOINT STUART POULTER TO THE CARMEL UNINCORPORARED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

Public Comment: None

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

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

NOES: None

ABSENT: Gomez

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

2. Approval of the November 12, 2025, Planning Commission Meeting Minutes.

Public Comment: None

It was moved to approve by Commissioner Hartzell, seconded by Commissioner Monsalve, with the corrections to language in the motion of agenda item No.3 - PLN250114 LIVE BY THE SEA LLC and by the following vote:

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

NOES: None

ABSENT: Gomez

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. **PLN240202-DEP - RANCHO CANADA VENTURES LLC**

Public hearing to consider the construction of 40 inclusionary units in four two-story buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking (88 spaces) and associated improvements on a five-lot parcel (Parcel A) designated for the proposed use within the Rancho Cañada Village Subdivision.

Project Location: No address assigned. between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley

Proposed CEQA action: Consider the previously certified Second Final Environmental Impact Report (SFEIR) for the Rancho Cañada Village Project subdivision (SCH#: 2006081150) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

Mary Israel, Project Planner presented the item.

Applicant/Agent: Anthony Lombardo, William

Public Comment: Jesus Vega, Brian Clark

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

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

NOES: None

ABSENT: Gomez

ABSTAIN: None

4. PLN210348 - NAIK DEVANG & DESAI RUPA (KOASTAL STAR LLC)

Public hearing to consider demolition of an existing 2,860 square foot one-story single family dwelling and construction of a 5,781 square foot two-story single family dwelling with attached 775 square foot garage, a detached 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of associated stairs, landing, deck and jacuzzi, and associated site improvements including restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub. Project requires removal of up to three Cypress trees, approximately 2,090 square feet of development on slopes greater than 30%, and development within the Critical Viewshed, within 750 feet of archaeological resources, within 50 feet of a coastal bluff, and within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub).

Project Location: 36240 and 36242 Hwy 1, Big Sur.

Proposed CEQA action: Find that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Commissioner Diehl inquired regarding the location of where the public hearing notices were posted at the job site. Clerk McDougal and Secretary Beretti informed the commission that copies of pictures are available and according to the applicant representative the notices were posted on the property.

Mary Israel, Project Planner presented the item informed the commission of two errata's in the resolution are needed, corrections to Finding 8, evidence B and Finding 11, evidence

F and removal of a duplicate sentence on page 8, in Findings and Evidence regarding site visit from LUAC and dates.

Applicant/Agent: Eric Miller

Public Comment: Brian Clark

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve, to approve with the editorial edits and by the following vote:

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

NOES: None

ABSENT: Gomez

ABSTAIN: None

The commission recessed at 10:24AM, and reconvened at 10:36AM

5. REFERRAL 19.01 - SEMI-ANNUAL REPORT OF AFFORDABLE AND WORKFORCE HOUSING APPLICATIONS WITHIN THE COUNTY

Consider receiving an update on affordable and workforce housing applications within the County.

Project Location: Countywide

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Darby Marshall, Housing Program Manager presented the item.

Public Comment: None

REFERRALS

6. PLANNING COMMISSION REFERRALS

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

DEPARTMENT REPORT

Secretary Beretti informed the Commission with the following:

-Housing and Community Development office will be closed for Eco Recesses from 12pm on December 23, 2025, through January 1, 2026.

- December 19, 2025, the Coastal Accessory Dwelling Unit regulations will go in effect

- December 24, 2025, is compliance date for unpermitted Vacation Rentals to come into compliance adopted regulations in the Coastal Zone.

- January 2026 an update to the Land Use Fees will be going to Board of Supervisors.

- Suggested staff would like to coincide the Planning Commission taking a break from meetings during the summer to align with the Board of Supervisors summer recess.

- Long range work program items are moving forward, and a Draft Environmental Justice Element is anticipated to be available for public comment early 2026 and a Planning Commission workshop to be held.

- We are working on amendments to the County Surface, Mining and Reclamation Act (SMARA) updated with State law and a draft is anticipated early 2026.

- The Agricultural Wine Corridor implementation and Zoning clearance are also being drafted and is planned to be before the Planning Commission in early 2026.

- The Planning Commission also discussed the agenda order and timing regarding long range policy matters.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:36AM