

Exhibit B

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County of Monterey

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



Meeting Minutes - Draft

Wednesday, April 29, 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 Planning Commission meeting was called to order by Chair Getzelman at 9:01AM.

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

Martha Diehl

Amy Roberts – Arrived at 9:02AM

Etna Monsalve – Just Cause Appearance

Absent:

Ramon Gomez

Christine Shaw

Secretary Beretti reviewed the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that an errata memo from staff and additional correspondence was received for Agenda Item No.3 – REF250037 – Water Allocation Policy, additional correspondence for Agenda Item No.5 – PLN250355 - BECK GARRETT ANDREW & Agenda Item No.6 – PLN240105-DEP - CARMEL RIO ROAD LLC.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Mendoza asked if there was an Environmental Impact Report created for the removal of the thousands of Eucalyptus Trees in North Monterey County. Secretary Beretti informed the commission that the County received funds to remove Eucalyptus trees in the North County from a Pilot Program which are being removed by Cal Fire and other fire entities, they also used the Governor’s exemption for fire fuel management. Secretary Beretti will be bringing this topic back to the Commission as a referral item.

APPROVAL OF CONSENT CALENDAR

1. Approval of the March 25, 2026, and April 8, 2026, Planning Commission Meeting Minutes and the March 25, 2026, Special Joint Meeting of the Planning Commission and Land Use Advisory Committee Meeting Minutes.
2. **APPOINT TARA EVANS TO THE BIG SUR LAND USE ADVISORY COMMITTEE.**

Commissioner Diehl asked to pull item No.1, Exhibit B, the March 25, 2026, Joint Special LUAC/PC meeting minutes for discussion.

Public Comment: None

It was moved to approve with corrections to the March 25, 2026, Joint Land Use Advisory and Planning Commission Special Meeting to include the list of concerns under Exhibit B, Action Items by Commissioner Gonzalez, a second motion was not made and by the following vote:

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

NOES: None

ABSENT: Gomez, Shaw

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. REF250037 - WATER ALLOCATION POLICY

Consider and provide input on a draft Water Allocation Policy for areas of unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD)

Project Location: Unincorporated Monterey County MPWMD Water Service Area

Proposed CEQA action: The proposed County of Monterey Water Allocation Policy (Policy) is not a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21065 and CEQA Guideline section 15378 because the Policy is an administrative activity that will not result in direct or indirect physical changes in the environment. Any future discretionary development that obtains a water allotment pursuant to the Policy will undergo the necessary environmental review pursuant to CEQA when the project is considered. Additionally, the Monterey Peninsula Water Management District (MPWMD) analyzed the potential effects of water allocation made available through the Pure Water Monterey Expansion project via Environmental Impact Report Addendum (dated January 2024, State Clearinghouse #2013051094).

Sarah Wikle, Project Planner presented the item.

Public Comment:

Joel Panzer, Patrick Orosco, Cody Phillips, Laura Davis-LandWatch

It was moved to approve by Commissioner Diehl, seconded by Commissioner Hartzell, to correct typos, work with counsel to review the SB330 letter,

explore the options of timing water reservation, show the current completed applications that would allocate the water, more clarity and practical examples of fixture count and whether or not the numbers in our policy makes sense, clarity of the administrative process and continue the item to the May 13, 2026, Planning Commission Meeting, by the following vote:

AYES: Getzleman, Mendoza, Gonzalez, Work, Diehl, Hartzell, Roberts, Monsalve

NOES: None

ABSENT: Gomez, Shaw

ABSTAIN: None

The meeting recessed at 10:39AM, and reconvened at 10:55AM

Clerk Navarro took roll call; Commissioners from the initial roll call were all present.

4. PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, Design Control Overlay, with a height limit of 18 feet (MDR/2-D(18')(CZ)) to Visitor Serving Commercial, Design Control Overlay, with a height limit of 18 feet (VSC-D(18')(CZ)); amending Monterey County Code Chapter 20.12 to remove the reference to the "Lincoln Green Cottages"; and amending the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) to limit Lincoln Green Inn to five total visitor serving units; and a Combined Development Permit for after-the-fact conversion of an existing 394 square foot two car garage into a visitor serving unit within 750 feet of known archaeological resources.

Project Location: 26208 & 26200 Carmelo Street, Carmel Area Land Use Plan

Proposed CEQA Action: Find the projects Statutorily Exempt pursuant to CEQA Guidelines Section 15265 and Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Joseph Alameda, Project Planner presented the item.

Applicant Representative:

Joel Panzer, Walter

Public Comment:

None

Agenda Item No. 4 was trailed to be heard after Item No.5

5. PLN240355 - BECK GARRETT ANDREW

Public hearing to consider the construction of a 1,000 square foot two-story single-family dwelling with an attached 630 square foot lower-level garage, 592 square foot uncovered deck, 720 square

foot covered balcony, and associated site improvements, including the removal of one Coast live oak and development on slopes in excess of 25%.

Project Location: 146 San Benancio Road, Salinas

Proposed CEQA action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Applicant Representative:

Darren Davis

Public Comment:

None

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

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

NOES: None

ABSENT: Gomez, Shaw

ABSTAIN: None

The meeting recessed for lunch at 12:07PM, the meeting reconvened at 1:04PM.

Clerk Navarro took Roll Call; Commissioners from the initial roll call are all present.

Continue hearing for trailed Agenda Item No.4

4. PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, Design Control Overlay, with a height limit of 18 feet (MDR/2-D(18')(CZ)) to Visitor Serving Commercial, Design Control Overlay, with a height limit of 18 feet (VSC-D(18')(CZ)); amending Monterey County Code Chapter 20.12 to remove the reference to the "Lincoln Green Cottages"; and amending the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) to limit Lincoln Green Inn to five total visitor serving units; and a Combined Development Permit for after-the-fact conversion of an existing 394 square foot two car garage into a visitor serving unit within 750 feet of known archaeological resources.

Project Location: 26208 & 26200 Carmelo Street, Carmel Area Land Use Plan

Proposed CEQA Action: Find the projects Statutorily Exempt pursuant to CEQA Guidelines Section 15265 and Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are

no exceptions pursuant to section 15300.2.

Joseph Alameda and Fionna Jensen, Project Planners provided updates to the Commissioners questions.

Applicant Representative:

Joel Panzer

Public Comment:

None

It was moved to approve the project as presented with policy citations added that support the rezone and amendments by Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

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

NOES: None

ABSENT: Gomez, Shaw

ABSTAIN: None

6. PLN240105-DEP - CARMEL RIO ROAD LLC

Public hearing to consider a Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots and five open space & street parcels, construction of 59 single-family dwellings ranging between 2,790 and 3,930 square feet, and fifteen 1,026 square foot townhomes, use of a Pattern & Design Book with three architectural styles, and associated site and subdivision improvements including development within the Carmel Valley Floodplain and development on slopes in excess of 25%.

Project Location: The properties are located at 26500 & 26550 Val Verde Drive, Carmel.

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Fionna Jensen and Joseph Alameda, Project Planners presented the item.

Applicant Representative:

Pamela Salas Nieting

Public Comment:

Paola Berthoin, Brian Clark, Tim Broadman, Max R, Mychal Loomis

Commissioner Roberts left the meeting at 3:24 PM

It was moved to approve with staff's recommendations as outline by Commissioner Diehl, seconded by Commissioner Mendoza, by the following

vote:

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

NOES: None

ABSENT: Gomez, Shaw, Roberts

ABSTAIN: None

REFERRALS

7. PLANNING COMMISSION REFERRALS

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

Public Comment:

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission the Board of Supervisors submitted 2 new referrals, developing regulations for multifamily housing, no parking on Highway1 in the vicinity of the Bixby bridge, and objective standards for ADU's, duplexes and triplexes.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 3:32PM.

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