

County of Monterey

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



Meeting Minutes - Final

Wednesday, February 11, 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 Gonzalez at: 9:06a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman.

ROLL CALL

Present:

Paul C. Getzelman

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Etna Monsalve

Ramon Gomez

Amy Roberts

Christine Shaw

Francisco Javier Mendoza

Absent:

Martha Diehl

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are additional public comments and an Errata Memo from staff for Agenda Item No.9 – REF250042 (Coastal) & REF250043 (Inland) - AMENDED VACATION RENTAL ORDINANCES

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

1. Acknowledge the resignation of Bill Bartosh from the South County Land Use Advisory Committee.
2. Acknowledge the resignation of Joy Jacobs from the Greater Monterey Peninsula Land Use Advisory Committee.
3. Acknowledge the resignation of Steve Turley from the South County Land Use Advisory Committee.

4. Acknowledge the resignation of Steve McMurtrie from the Toro Land Use Advisory Committee.
5. Acknowledge the resignation of Gregory Traynor from the South County Land Use Advisory Committee.
6. Acknowledge the resignation of Dan Keig from the Carmel Highlands/Unincorporated Land Use Advisory Committee.

Public Comments:

None

Commissioner Roberts asked to send a thank you letter to the LUAC members for their services

It was moved to approve by Commissioner Gomez, seconded by Commissioner Mendoza by the following vote:

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

7. Approval of the January 14, 2026, Planning Commission Meeting Minutes.

Public Comments:

None

It was moved to approve by Commissioner Monsalve, seconded by Commissioner Gomez by the following vote:

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS**8. COUNTY OF MONTEREY PLANNING COMMISSION**

The Planning Commission will receive nominations from the Planning Commission Nomination Committee for a new Commission Chair and Vice Chair, and the Commission will elect a new Chair and Vice Chair for 2026.

It was moved to appoint Commissioner Getzelman as Chair and Commissioner Roberts as Vice Chair for the year of 2026, by Commissioner Gomez, seconded by Commissioner Monsalve by the following vote:

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

Commissioner Getzelman assumed the role of Planning Commission Chair.

Fionna Jensen sat in as Planning Commission Secretary.

9. REF250042 [COASTAL] & REF250043 [INLAND] - AMENDED VACATION RENTAL ORDINANCES

Public Hearing to consider a recommendation to the Board of Supervisors to consider an Addendum, together with the Final Environmental Impact Report (SCH # 2022080643), adopt an ordinance amending Title 7 of Monterey County Code to amend Section 7.02.060 and amend Chapter 7.120 - *Regulations for Vacation Rentals*, adopt a resolution of intent to adopt an ordinance amending Title 20 of the Monterey County Code (coastal) to amend Section 20.64.290 - *Regulations for Vacation Rentals*, and adopt an ordinance amending Title 21 of the Monterey County Code (inland) to amend Section 21.64.290 - *Regulations for Vacation Rentals*.

Project Location: Countywide

Proposed CEQA action: Consider an Addendum, together with the Final Environmental Impact Report (SCH # 2022080643) for the Monterey County Vacation Rental Ordinances Project (Resolution No. 24-355) pursuant to CEQA Guidelines Section 15164.

Melanie Beretti, Project Planner presented the item.

The commission recessed at 10:24a.m. and reconvened at 10:34a.m.

Melanie Beretti continued presenting the item.

Public Comment:

Ellen Korstanje, Fred Faltersack, Brianna Tringali, Laura Davis with Land Watch Monterey County, Chuck Stein, David Hakakian, Desiree Gillingham, Richard Matthews, Susan Jones, Trey Kropp, Lowell Strauss, Kathleen Lee with Pebble Beach Company, Annee Martin, Janet Hardisty, Marcus Foster, Doug Clay, Diane Mazzei, Lynda Marin, Vanessa, Bruce Merchant, Paul Bromley, Sofanya White, Doris

Commissioner Gonzalez left the meeting at 11:20a.m.

It was moved to deny by Commissioner Shaw, seconded by Commissioner Gomez by the following vote:

AYES: Getzelman, Gomez, Work, Monsalve, Roberts, Shaw, Mendoza

NOES: Hartzell

ABSENT: Diehl, Gonzalez

ABSTAIN: None

Commissioner Roberts left the meeting at 12:00p.m.

Robert Bryer sat in as Counsel.

Melanie Beretti resumed her seat as the Planning Commission Secretary.

10. PLN230339 - LEATON MICHAEL GUY & TRACY PIAZZA LEATON

Continued from January 25, 2026 - Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and to partially clear Code Enforcement case 23CE00194 with Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B; and consider after-the-fact construction of a detached 320 square foot garden shed on Adjusted Parcel A.

Project Location: 58 Mt. Devon Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Find the project qualifies as a Class 1, 5, and 33 Categorical Exemption pursuant to CEQA Guidelines sections 15301, 15305(a) and 15333, and there are no exceptions pursuant to Section 15300.2

McKenna Bowling, Project Planner presented the item.

Applicant Representative:

Matthew Sundt

Public Comment:

None

It was moved to approve with added language to Condition Number 7 regarding Tree Replanting and Condition Number 9, Indemnification Agreement by Commissioner Gomez, seconded by Commissioner Hartzell by the following vote:

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

NOES: None

ABSENT: Diehl, Gonzalez, Roberts

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that staff does not have an update.

ADJOURNMENT

The meeting was adjourned by Chair at 12:15p.m.

APPROVED

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Janet Navarro

Planning Commission Clerk

APPROVED ON: March 11, 2026