

# Monterey County

Monterey County Planning Commission  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St.  
Salinas, CA 93901



## Meeting Minutes - Draft

Wednesday, November 18, 2020

9:00 AM

### Monterey County Planning Commission

*Amy Roberts, Chair*

*Ana Ambriz, Vice-Chair*

*Brandon Swanson, Secretary*

**9:00 A.M. - CALL TO ORDER**

The meeting was called to order by Chair Roberts at 9:01 a.m.

This meeting was conducted via teleconference using Zoom

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Daniels

**ROLL CALL**

**Present:**

Amy Roberts  
Martha Diehl  
Rich Coffelt  
Paul C. Getzelman  
Francisco Javier Mendoza  
Etna Monsalve  
Katharine Daniels  
Melissa Duflock

**Absent:**

Ana Ambriz  
Ernesto G. Gonzalez

Planning Commission Secretary Brandon Swanson went over the procedures for the Zoom hearing.

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana informed the Commission of additional correspondence received from the public for Agenda Item No. 1 PLN180362 Eaton, Agenda Item No. 2 PLN190201 Cooper, Agenda Item No. 3 PLN190202 Cooper and Agenda Item No. 4 GPZ090005 Moss Landing Community Plan Update. Also, distributed prior to the hearing were two memos from staff and correspondence from the public related to Agenda Item No. 2 PLN190201 Cooper and Agenda Item No. 3 PLN190202 Cooper.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commissioners Daniels expressed concern about the amount of material included for this Agenda.

Commissioner Ambriz joined the Commission.

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**APPROVAL/ACCEPTANCE OF MINUTES**

- A. Acceptance of the October 14, 2020 Planning Commission Meeting Minutes.

**It was moved by Commissioner Monsalve seconded by Commissioner Daniels and passed by the following vote to accept the October 14, 2020 Planning Commission Meeting Minutes.**

**AYES: Roberts, Ambriz, Diehl, Getzelman, Mendoza, Coffelt, Monsalve, Daniels**

**NOES: None**

**ABSENT: Gonzales**

**ABSTAIN: Duflock**

**9:00 A.M. – SCHEDULED MATTERS**

1. **PLN180362 - EATON, ROBERT W (AT&T MOBILITY)**

Public hearing to consider construction of a 60-foot high monopole designed to resemble a pine tree and 527 square foot equipment enclosure for installation of a wireless telecommunication facility.

**Project Location:** 37501 Tassajara Road, Carmel Valley, Cachagua Area Plan

**Proposed CEQA Action:** A Negative Declaration was prepared and circulated.

**Jaime Guthrie, Associate Planner presented this item**

**Agent, Tom Johnson representing AT&T**

**Dr. Bettye Saxon, AT&T External Affairs**

**Commissioner Gonzales joined the Commission.**

**The Commission recessed for break at 10:35am and reconvened at 10:45am**

**Roll Call after break - All Commissioners present after break**

**Public Comment: Janis Dickinson, Walt Koenig, Michael Caddell, Jim Johnson, Pete Garneau, Kathy Zinman, Carol Kuzdenyi and Carlton ‘Tony’ Keppelman.**

**It was moved by Commissioner Mendoza to limit the height to 96 feet, seconded by Commissioner Duflock. Commissioner Mendoza would like to withdraw his original motion and make a new motion to approve staff’s recommendation, Commissioner Duflock seconded the motion that failed with the following vote:**

**AYES: Mendoza, Coffelt, Duflock, Ambriz**

**NOES: Daniels, Roberts, Getzelman, Monsalve, Diehl, Gonzales**

**ABSENT: None**

**ABSTAIN: None**

**Commissioner Diehl moved to continue the hearing to a date certain of February 10, 2021 to allow additional time for staff and the applicant to provide more information related to height, sighting and network coverage information at all of the various alternative site locations including not just AT&T coverage, but total coverage available in that area, Commissioner Roberts seconded and passed with the following vote:**

**AYES: Mendoza, Daniels, Coffelt, Duflock, Ambriz, Daniels, Roberts, Getzeman, Monsalve, Diehl, Gonzales**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**The Commission recessed for lunch at 12:00pm and reconvened at 1:00pm.**

**Roll Call after break - All Commissioners present after break**

**2. PLN190201 - COOPER (Lot B)**

Public hearing to consider construction of an approximately 1,590 square foot single family dwelling and removal of 3 oak trees including one landmark tree, requiring development on slopes exceeding 25% and a variance to reduce the front setback from 30 feet to 18 feet for the garage.

**Project Location:** 73 B Poppy Road, Carmel Valley

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**Cheryl Ku, Senior Planner presented this item**

**Wendy Strimling, Assistant County Counsel requested an additional condition be added related to an indemnification agreement.**

**Cheryl Ku requested a revision to the draft resolution regarding the 25% slopes.**

**Darren Davis, Agent**

**Kevin Kamnikar, Monterey County Regional Fire District**

**Public Comment: Michael Sherman, Alex Lorca (has presentation), Dave Castillo, Connie Peirsol, Karl Mayer, Susanne Saunders Shaw, Sandra Schachter.**

**It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to approve staff's recommendation on this item**

**as modified during the hearing including the amendments and Errata Memo presented by staff:**

**AYES: Roberts, Gonzalez, Mendoza, Daniels, Coffelt, Getzelman, Monsalve, Diehl, Duflock, Ambriz**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**3. PLN190202 - COOPER (Lot A)**

Public hearing to consider construction of an approximately 1,590 square foot single family dwelling and removal of 12 oak trees, requiring development on slopes exceeding 25% and a variance to reduce the front setback from 30 feet to 11.5 feet.

**Project Location:** 73 A Poppy Road, Carmel Valley

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**Cheryl Ku, Senior Planner presented this item**

**Applicant’s Agent: Darren Davis**

**Public Comment: Alex Lorca, Karl Mayer and Claire Mayer**

**Wendy Strimling, Assistant County Counsel requested an additional condition be added related to an indemnification agreement.**

**Armando Fernandez, RMA Public Works**

**It was moved by Commissioner Diehl, seconded by Commissioner Roberts with the additional condition of the indemnification agreement and passed by the following vote:**

**AYES: Roberts, Gonzalez, Mendoza, Coffelt, Getzelman, Monsalve, Diehl, Duflock, Ambriz, Daniels**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**The Commission recessed for break at 3:20pm and reconvened at 3:30pm**

**Roll Call after break - All Commissioners present after break except Commissioners Duflock and Getzelman.**

**Commissioner Getzelman returned**

**1:30 P.M. – SCHEDULED MATTERS**

**4. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE**

Public workshop to review and provide direction on the draft Moss Landing Community Plan prior to environmental review.

**Project Location:** Moss Landing Community (Coastal Zone, North County Land Use Plan)

**Proposed CEQA action:** Statutorily Exempt per CEQA Guidelines Section 15262

**Anna Quenga, Senior Planner and Mike Novo, Management Specialist, presented this item.**

**Section 5.1 – Background**

**Public Comment: Molly Erickson, representing Friends, Artists and Neighbors of Elkhorn Slough.**

**Section 5.2 – Resource Management**

**Public Comment: Paul Hart, Marc Del Piero, Dale Ellis, Molly Erickson, Eric Tynan**

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**Section 5.3 Public Service Systems - Presented by Anna Quenga, Senior Planner**

**Public Comment: Molly Erickson, Paul Hart, Gayle Eisner.**

**It was moved by Commissioner [information not available]\*, seconded by Commissioner Roberts and passed by the following vote to continue this workshop to a date certain of December 2, 2020.**

**AYES: Roberts, Gonzalez, Daniels, Coffelt, Getzelman, Monsalve, Diehl, Ambriz, Mendoza**

**NOES: None**

**ABSENT: Duflock**

**ABSTAIN: None**

**5. CONSIDER AND APPROVE THE 2021 MONTEREY COUNTY PLANNING COMMISSION MEETING DATES**

**This item will be placed on the December 2, 2020 Agenda.**

**OTHER MATTERS**

None

**DEPARTMENT REPORT**

Secretary Brandon Swanson introduced two new Planners

**ADJOURNMENT**

The meeting was adjourned at 5:11 p.m. by Chair Roberts

**APPROVED:**

\_\_\_\_\_  
**CRAIG SPENCER FOR BRANDON SWANSON  
PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: \_\_\_\_\_  
SOPHIA MAGANA  
PLANNING COMMISSION CLERK**

**APPROVED ON \_\_\_\_\_**

**\*notetaker's notes are not clear on the name of the motion maker and the video recording was cut off.**