

MINUTES
Toro Land Use Advisory Committee
July 27, 2026

1. Meeting called to order by Tamara Schwartz at 4:00 pm

2. Roll Call

Members Present:

Tamara Schwartz, Mike Weaver, Lauren Keenan, Steven Hooper, Mike Mueller

Members Absent:

Judie Riley

3. Approval of Minutes:

A. April 13, 2026 minutes

Motion: Lauren Keenan (LUAC Member's Name)

Second: Tamara Schwartz (LUAC Member's Name)

Ayes: Lauren Keenan, Tamara Schwartz, Steven Hooper, Mike Weaver

Noes: None

Absent: Judie Riley

Abstain: Mike Mueller

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None.

5. **Scheduled Item**

PLN240071 - TOPE ANDREW GERARD TR

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None.

B) Announcements

None.

7. Meeting Adjourned: 5:00 pm

Minutes taken by: Mike Weaver

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Toro

1. **Project Name:** TOPE ANDREW GERARD TR
File Number: PLN240071
Project Location: 225 RIVER RD, SALINAS, CA 93908
Assessor's Parcel Number(s): 139-021-001-000
Project Planner: McKenna Bowling
Area Plan: Toro Area Plan
Project Description: Use Permit to allow installation of a 85-foot wireless communication tower and associated ground equipment. The property is located at 225 River Road, Salinas (Assessor's Parcel Number 139-021-001-000), Toro Area Plan.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Matthew Miller, representing applicant T-Mobile. Janice Bogart, representing the neighboring Ranchito Subdivision neighborhood homeowners.

Was a County Staff/Representative present at meeting? Project Planner McKenna Bowling and Senior Planner Mary Israel (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Two neighbors immediately across River Road could not be here today but wrote letters that were read into the record by H&CD Senior Planner, Mary Israel	X		Property values, visibility on the this scenic road, noise, health impacts, RF, size, height, 5G
Janice Bogart, representing the Ranchito Subdivision HOA stated their homes are the first subdivision in the area and restricted to a 20 ft. Height limit, so this proposed 85 ft.		X	Planned height is out of character with the area. Non-native trees planted across the road at Tope's would not hide this 85 ft. tall metal tower structure.
			River Road is a County Scenic Road Planner responds there is no scenic easement at this site.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Flooding. The Salinas River floods occasionally. Mike Weaver remembers when the River waters washed over the top of the old Hwy. 68 bridge one year. This proposed cell tower is in the flood plain.		Relocate this cell tower to the top of the hill near Las Palmas, where CalWater has a large storage tank. The tank is screened with trees thanks to the work of County Code Enforcement. The tower could be put up there and screened with additional trees, and, it would not need to be 85 feet tall! Mike Weaver suggests the Project Planner talk to the person at Code Enforcement that implemented the screening and provided his name.
Lauren Keenan asked, "What is the need?" She was answered with a need for better reception. Some areas such as Las Palmas 2 have poor reception.		Can it be moved somewhere else?
		.

ADDITIONAL LUAC COMMENTS

If the proposed location is for better area reception, why not put it atop the hill with the large water storage tank and is screened by trees. The location is next to both Las Palmas 1 and 2. LUAC members asked where the specific proposed location is as Mike drove to the area and there were two gravel roads into the Tope Property, unclear which is the proposed location.

Mike Weaver asks about the 12 Code Enforcement issues found on the ACCELA website for this APN location?

The Planner responds that the 12 Code Enforcement issues have all been cleared. What were the code enforcement issues? was another question. Also, how much money is involved here for "rental/lease" income for the property owner if this is approved? No answer was provided as perhaps the details have not been finalized.

Mike Weaver also recalls when 20. ft was the Countywide height limit in (unincorporated) Monterey County and the day it changed "because there are too many requests for 21 or 22 feet tall"....so it was changed to 30 feet tall maximum.

Tamara Schwartz has issues with the proposed project location's proximity to other homes, citing RF. EMF, health risks, and reduction in property values as the sale of homes can be affected 9% to 20% reduction in value. Also, the proposed Tower on this Tope property is only 297 feet from River Road.

Project Planner McKenna states the project has been two years underway and there is an FCC mandated timeline we (as in County and the LUAC) need to meet.

Also there will be a new PG&E Box to add additional power to the site. Mike Weaver responds that the LUACs are supposed to be noticed near the beginning of a project for neighborhood and area feedback. Thus H&CD's urgency with this application is not OUR emergency. Ranchito Subdivision's Janice Bogart stated the County required underground

utilities in her subdivision. They required one-acre lots houses no taller than 20 ft. This cell tower is out of character.

Mike Mueller stated his son lives in Las Palmas 2 and has poor internet and cell phone reception.

RECOMMENDATION:

Motion by: Lauren Keenan (LUAC Member's Name)

Second by: Mike Weaver (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: Height pole for specific site and visuals next to River Road. Possible relocation of cell tower.

Continue to what date: Uncertain. Continue to the following meeting if the balloon installation is ready, if not, two meetings out.

Ayes: Schwartz, Keenan, Hooper, Mueller, Weaver

Noes: None

Absent: Riley

Abstain: None