

# Monterey County

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



## Meeting Agenda - Final

Wednesday, May 9, 2018

9:00 AM

### Monterey County Planning Commission

*Keith Vandevere, Chair  
Paul Getzelman, Vice-Chair  
Jacqueline R. Onciano, Secretary*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

**BREAKS** will be taken approximately at 10:15 a.m. and 3:00 p.m.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**9:00 A.M. – CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

<i>Ana Ambriz</i>	<i>Francisco Javier Mendoza</i>
<i>Martha Diehl</i>	<i>Cosme Padilla</i>
<i>Melissa Dufflock</i>	<i>Amy Roberts</i>
<i>Paul C. Getzelman</i>	<i>Keith Vandever</i>
<i>Ernesto G. Gonzalez</i>	<i>Jon Wizard</i>

**PUBLIC COMMENTS**

*This is a time set aside for the public to comment on a matter that is not on the agenda.*

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

*The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.*

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

*This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.*

**ACCEPTANCE OF MINUTES**

A. Acceptance of the April 25, 2018 Planning Commission Meeting Minutes.

**Attachments:** [Draft PC Minutes - 4-25-18](#)

**9:00 A.M. – SCHEDULED MATTERS**

- 1. PLN180035 - CALIFORNIA-AMERICAN WATER CO. (COUNTY OF MONTEREY INFORMATION TECHNOLOGY)**  
Public hearing to consider a Design Approval for structural reinforcement of an existing 80-foot-tall, 3-leg, self-supporting communications tower and replacement of 16 tower-mounted antennas with 9 antennas.  
**Project Location:** 4041 Sunset Lane, Pebble Beach (Assessor's Parcel Number: 008-111-017-000), Del Monte Forest Land Use Plan area.  
**Proposed CEQA Action:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines.

- Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - February 20, 2018 letter from Jameson Halpern](#)  
[Exhibit C - March 12, 2018 letter from Jameson Halpern](#)  
[Exhibit D - Analysisist prepared by Monterey County IT \(Antenna size and mass\)](#)  
[Exhibit E - March 14, 2018, Staff response letter to Jameson Halpern](#)

- 2. PLN160341 - COX BRADLEY D & COX MUTSUYO TRS**  
Public hearing to consider construction of a new one story single family dwelling unit, with attached garage, covered porches, and detached barn. The project also includes the removal of twenty-one (21) Oak trees.  
**Project Location:** 29003 Robinson Canyon Road, Carmel, CA 93923  
**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

- Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Tree Resource Assessment](#)  
[Exhibit E - Geotechnical Report](#)  
[Exhibit F - Carmel Valley LUAC Minutes](#)  
[Exhibit G - Setbacks for Low Density Residential Parcels](#)  
[Exhibit H - Oak Tree Removal Chart](#)

**OTHER MATTERS**

**DEPARTMENT REPORT**

- 3.** Update on the Farm Worker Housing Study Regional Forum (John M. Dugan)  
**4.** Status of Short-Term Rental Ordinance (Jacqueline R. Onciano)

**ADJOURNMENT**