



Monterey County

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

Action Minutes Monterey County Planning Commission

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

Wednesday, May 9, 2018

9:00 AM

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

The meeting was called to order by Secretary Jacqueline R. Onciano at 9:03 A.M.

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to select Commissioner Ambriz as Chair pro tem due to the absence of the Chair and Vice-Chair:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Wizard
NOES: None
ABSENT: Getzelman, Vandevere
ABSTAIN: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Mendoza.

ROLL CALL

Present:

Ana Ambriz
Martha Diehl
Melissa Duflock
Ernesto G. Gonzalez
Francisco Javier Mendoza
Cosme Padilla
Amy Roberts
Jon Wizard

Absent:

Paul C. Getzelman
Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of document distributed on the dais: The May 3, 2018 Del Monte Forest Land Use Advisory Committee Meeting Minutes submitted by the Staff for Agenda Item Number 1 (PLN180035 – California-American Water Co. (County of Monterey Information Technology))

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

ACCEPTANCE OF MINUTES

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

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

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to approve the April 25, 2018 Planning Commission Minutes:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Wizard

NOES: None

ABSENT: Getzelman, Vandever

ABSTAIN: None

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 - Analystist prepared by Monterey County IT \(Antenna size and mass\)](#)
[Exhibit E - March 14, 2018, Staff response letter to Jameson Halpern](#)

Craig Spencer, project planner, presented the project.

Applicant Representative: Steve Bassett

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to adopt a resolution to: Find that the project is a minor alteration to an existing public facility, which qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines; and Approve a Design Approval subject to the conditions of approval:

AYES: Ambriz, Diehl, Duflock, Gonzalez, Mendoza, Padilla, Roberts, Wizard

NOES: None

ABSENT: Getzelman, Vandever

ABSTAIN: None

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](#)

Kenny Taylor, project planner presented the project.

Applicant Representative/Applicant: John Moore and Brad Cox

Public Comment: None

Commissioner Roberts requested correction of finding 4, evidence f to reflect the Arborist Report recommendations and removal of condition 17.

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez and passed by the following vote to adopt a resolution to: find that this project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines and that none of the exemption under Section 15300.2 apply; and approve a Combined Development Permit subject to the conditions of approval, with the following changes: revision of finding 4, evidence f; omission of condition 17;

AYES: Ambriz, Diehl, Duflock, Gonzales, Mendoza, Padilla, Roberts, Wizard

NOES: None

ABSENT: Getzelman, Vandever

ABSTAIN: None

Recessed at 10:23 a.m. Reconvened at 10:37 a.m.

OTHER MATTERS

None

DEPARTMENT REPORT

3. Update on the Farm Worker Housing Study Regional Forum (John M. Dugan)

John Dugan presented the update. There was no public comment.
4. Status of Short-Term Rental Ordinance (Jacqueline R. Onciano)


Jacqueline R. Onciano informed the Commission that RMA is still making presentations to the LUACs.

Senior Deputy County Counsel informed the Commission that she will be preparing a memorandum with legal guidance for the LUACs with respect to potential financial conflicts of interest.

ADJOURNMENT

The meeting was adjourned at 11:02 a.m. by Chair Ambriz.

APPROVED:


JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:


BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON MAY 30 2018