



Legislation Details (With Board Report)

File #:	ZA 16-036	Name:	
Type:	Zoning Administrator	Status:	Agenda Ready
File created:	10/3/2016	In control:	Monterey County Zoning Administrator
On agenda:	10/13/2016	Final action:	
Title:	PLN160135/BSLT (T-MOBILE) Public hearing to consider action on a Coastal Development Permit and Design Approval to allow a 10-foot height addition, and installation of a microwave dish and a radio unit to an existing telecommunications structure. Proposed CEQA Action: Exempt from CEQA per Section 15301 of the CEQA Guidelines. 3400 Red Wolf Road, Carmel, Carmel Area Land Use Plan, Coastal Zone		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Discussion, 3. Exhibit B - Draft Resolution, 4. Exhibit C - Vicinity Map, 5. Exhibit D - Carmel Highlands LUAC Minutes, 6. ZA Permit Resolution 16-032

Date	Ver.	Action By	Action	Result
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PLN160135/BSLT (T-MOBILE)

Public hearing to consider action on a Coastal Development Permit and Design Approval to allow a 10-foot height addition, and installation of a microwave dish and a radio unit to an existing telecommunications structure.

Proposed CEQA Action: Exempt from CEQA per Section 15301 of the CEQA Guidelines.
3400 Red Wolf Road, Carmel, Carmel Area Land Use Plan, Coastal Zone

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- Find the project Categorically Exempt per Section 15301 of the CEQA Guidelines; and
- Approve a Coastal Development Permit and Design Approval to allow a 10-foot height addition, and installation of a microwave dish and a radio unit to an existing telecommunications structure, based on the findings and evidence and subject to twelve (12) conditions of approval.

PROJECT INFORMATION:

Owner: Big Sur Land Trust (BSLT)

Applicant: T-Mobile

Project Location: 3400 Red Wolf Road, Carmel

APN: 416-011-007-000

Zoning: Watershed and Scenic Conservation, 80 acres per unit, with a Design Control Zoning District Overlay (Coastal Zone) [WSC/80-D (CZ)]

Parcel Size: 27.74 acres

Plan Area: Carmel Area Land Use Plan, Coastal Zone

Flagged and Staked: No, but the Applicant submitted photo simulations as requested.

SUMMARY:

The Applicant requests approval of a Coastal Development Permit to allow a 10-foot height addition to an existing telecommunications structure (from 23.5 feet to 33.5 feet), and installation of one 6-foot microwave dish and a radio unit. The Monterey County Zoning Ordinance (Title 20), Section 20.62.030.B, allows increases in telecommunications structure height subject to the granting of a Coastal Development Permit. The proposed height increase is needed to ensure adequate separation to avoid signal interference between the existing antennas and the new 6-foot microwave dish. The only potential issue is related to possible visual impacts to the Highway 1 and Point Lobos viewshed. Based on the submitted photo simulations and prior staff analysis of this site, the project would not result in an adverse visual impact to the viewshed due to the combination of distance, topography, and existing tree screening. Therefore, staff recommends approval of this Coastal Development Permit and Design Approval, subject to twelve (12) conditions.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- ✓ Carmel Highlands Fire Protection District

- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by RMA-Planning and the Carmel Highlands Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on July 5, 2016, voted 3-0-1 (3 yes; 1 abstention) to support the project as proposed.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed and Approved by: John H. Ford, RMA-Services Manager x 5158

Attachments:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan and Elevations

Exhibit C - Vicinity Map

Exhibit D - Carmel Highlands LUAC Minutes

cc: Front Counter Copy; California Coastal Commission; Carmel Highlands Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; John Ford, RMA Services Manager; MT2 Telecom (Sal Martinez), Agent; Big Sur Land Trust, Property Owner; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160135