

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 27, 2010  
MINUTES**

**PLEDGE OF ALLEGIANCE - 9:00 A.M.**

Chair Vandevere welcomed new commissioner Amy Roberts

**A. ROLL CALL**

Present: Getzelman, Brown, Roberts, Rochester, Salazar, Vandevere, Sanchez, Diehl,  
Padilla, Ottone  
Absent: None

**B. PUBLIC COMMENTS** - None

**C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS** - None

**D. APPROVAL OF MINUTES** - December 9, 2009

It was moved by Commissioner Ottone, seconded by Commissioner Salazar and passed by the following vote to approve the minutes of December 9, 2009:

AYES: Getzelman, Brown, Rochester, Salazar, Vandevere, Diehl, Padilla, Ottone  
NOES: None  
ABSENT: None  
ABSTAIN: Roberts, Sanchez

*(This action was reconsidered later in the meeting. See below.)*

**E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commissioner Diehl asked to schedule a report on the status of Carmel Valley visitor-serving units on a Planning Commission agenda in the near future.

**F. SCHEDULED ITEMS**

- 1. CALIFORNIA-AMERICAN WATER COMPANY (METRO PCS) - PLN070295**  
**PLANNING AREA:** CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** ELISA CAVALIERE. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF:  
(1) A USE PERMIT TO ALLOW THE ESTABLISHMENT OF A WIRELESS COMMUNICATION FACILITY TO CONSIST OF ONE POLE 40 FEET IN HEIGHT WITH TWO ANTENNAS ON THE POLE; (2) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN

REVIEW OR "S" ZONING DESIGNATION; (3) A USE PERMIT TO ALLOW THE WIRELESS COMMUNICATION FACILITY TO EXCEED THE MAXIMUM HEIGHT ALLOWANCE OF THE LOW DENSITY RESIDENTIAL ZONING DISTRICT OR "LDR" DISTRICT BY 19 FEET IN HEIGHT (ANTENNA HEIGHT TO BE 49 FEET) AND (4) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 46 CAMINO DE TRAVESIA, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-401-004-000), CARMEL VALLEY MASTER PLAN AREA

Project planner Elisa Cavaliere requested a continuance to February 10, 2010 because the neighbor could not be present.

It was moved by Commissioner Salazar, seconded by Commissioner Rochester and passed by the following vote to continue the item to the February 10, 2010 hearing:

AYES: Getzelman, Brown, Roberts, Rochester, Salazar, Vandevere, Sanchez, Diehl, Padilla, Ottone  
NOES: None  
ABSENT: None  
ABSTAIN: None

**2. MOELLER MICHAEL & PATRICIA - PLN060251**

**PLANNING AREA:** CARMEL AREA. **PROJECT PLANNER:** CARL HOLM.

**ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED. **PROJECT**

**DESCRIPTION:** HEARING CONTINUED FROM DECEMBER 9, 2009. COMBINED

DEVELOPMENT PERMIT CONSISTING OF: (1) COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT CONSISTING OF AN EQUAL EXCHANGE OF LAND BETWEEN TWO LEGAL LOTS OF RECORD RESULTING IN NO CHANGE OF AREA: LOT 5 (ASSESSOR'S PARCEL NUMBER: 243-181-005-000/192 SAN REMO ROAD) HAS 0.61 ACRES AND LOT 6 (ASSESSOR'S PARCEL NUMBER: 243-181-006-000/194 SAN REMO ROAD) HAS 0.85 ACRES; (2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A THREE-STORY 3,994 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 643 SQUARE FOOT THREE-CAR GARAGE, 858 SQUARE FEET OF DECK AREA, AND GRADING (APPROXIMATELY 523 CUBIC YARDS OF CUT AND 89 CUBIC YARDS OF FILL); (3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (4) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 9 MONTEREY PINE TREES AND 8 COASTAL LIVE OAK TREES. THE PROPERTIES ARE LOCATED AT 192 & 194 SAN REMO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 243-181-005-000 AND 243-181-006-000, EAST OF HIGHWAY ONE, CARMEL HIGHLANDS AREA, COASTAL ZONE.

Project planner Carl Holm stated that the applicant has requested a continuance. Mr. Holm also provided a draft resolution with findings for denial should the Commission decide to act on the application.

Commissioners Sanchez and Ottone stated they were able to watch the recorded hearing and were able to participate in this hearing.

Commissioners asked about the information for denial of the project and for clarification of Finding 6.

PUBLIC COMMENT

Pamela Silkwood, representative for applicant, discussed the reason for the applicant's request for continuance. She also answered Commissioner questions regarding density and slope.

Other public comment by: Anthony Lombardo, representative for the Lewis and Garnam Families; Bill Daniels, representative for Mary De la Rosa; Leland Lewis; David Garnam; Misaki Olson; Grace Souza; Richard Demer; Russell Hocksey; Carla Garnam; Mary Whitney; Dr. Michael Moeller, applicant; Diane Duncan

Pamela Silkwood, representative for applicant, gave rebuttal to public comments.

It was moved by Commissioner Sanchez, seconded by Commissioner Salazar and passed by the following vote to deny the request for continuance, adopt the findings as revised by Counsel to deny the Combined Development Permit, and deny the Fee Waiver request:

AYES: Getzelman, Rochester, Salazar, Vandevere, Sanchez, Diehl, Padilla, Ottone  
NOES: Brown  
ABSENT: None  
ABSTAIN: Roberts

**3. GENERAL PLAN 2007 - PLN070525**

**PROJECT PLANNER:** ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE.

Project planner Carl Holm stated the Final Environmental Impact Report is in the final stretch of being completed. He stated that the hope is to have it ready and available in a couple of weeks.

**D. APPROVAL OF MINUTES:** December 9, 2009

It was moved by Commissioner Salazar, seconded by Commissioner Diehl, and passed by the following vote to reconsider approval of the minutes for December 9, 2009.

AYES: Getzelman, Brown, Roberts, Rochester, Salazar, Vandevere, Sanchez, Diehl, Padilla, Ottone  
NOES: None  
ABSENT: None  
ABSTAIN: None

Counsel asked Commissioner Rochester if he was present for the vote on item 11. He stated he was not present for the vote. The correction was to take Rochester off the list of AYES and place it on ABSENT.

It was moved by Commissioner Salazar, seconded by Commissioner Diehl and passed by the following vote to approve the December 9, 2009 minutes as amended:

AYES: Getzelman, Brown, Rochester, Salazar, Vandevere, Diehl, Padilla, Ottone

NOES: None  
ABSENT: None  
ABSTAIN: Roberts, Sanchez

**G. OTHER MATTERS: - NONE**

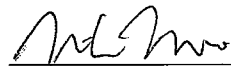
**H. DEPARTMENT REPORT**

Secretary Novo discussed the Williamson Act and its recent legislative changes. He also explained the chart regarding the Carmel Valley Visitor Serving Units. Commissioner Diehl asked to agendaize the item. Commissioner Diehl also suggested using the LUAC as a venue to obtain public input on this chart. Secretary Novo presented a report regarding issued emergency permits. He discussed changes that were made to the proposed Permit Extension Ordinance by the Board of Supervisors; the ordinance will go back to Board of Supervisors for a final determination. Many planners will be moved to the Advanced Planning team as permits have slowed down. Rochester inquired about the Rooster Ordinance. Secretary Novo will report back to the Commission at the February 10th hearing.

**I. ADJOURNMENT - 10:52 a.m.**

Date Adopted: April 14, 2010

ATTEST

  
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Mike Novo, Secretary

MN/ca