

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 10, 2010  
MINUTES**

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

**A. ROLL CALL**

Present: Paul Getzelman, Jay Brown (Vice-Chair), Amy Roberts, Aurelio Salazar, Keith Vandevere (Chair), Juan Sanchez, Martha Diehl, Cosme Padilla, Matthew Ottone, Don Rochester  
Absent: None

**B. PUBLIC COMMENTS**

**C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Secretary removed the minutes from the agenda.

**D. APPROVAL OF MINUTES: January 13 and 27, 2010**

Removed from agenda.

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

Commissioner Diehl asked to agendize a status report on issues concerning Highway 68 as identified in a letter distributed to the Planning Commission.

**F. SCHEDULED ITEMS**

**1. MONTEREY COUNTY PLANNING COMMISSION ELECTION OF CHAIR - PD070806**

Commissioner Rochester stated that the nominating committee nominated Commissioner Brown as Chair and Commissioner Ottone as Vice Chair.

It was moved by Commissioner Sanchez, seconded by Commissioner Diehl and passed by the following vote to accept the nominations and elect Commissioner Brown as Chair and Commissioner Ottone as Vice Chair:

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

*Commissioner Brown assumed the role of Chair. Commissioner Ottone assumed the role of Vice Chair.*

2. **CALIFORNIA-AMERICAN WATER COMPANY (METRO PCS) - PLN070295**  
PLANNING AREA: CARMEL VALLEY MASTER PLAN. PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: CONTINUED FROM 2/24/10. 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 presented project and distributed an errata memorandum to the Commission. Staff recommended locating the antenna at location B.

Deputy County Counsel Strimling suggested changes in the resolution to ensure consistency of the description of the height of the tower.

Public Comment: Jim Hurd, representative for Metro PCS, stated they agree with staff's recommendation to approve for location B and conditions. Bob Jeffress; Barbara Jeffress; Christine Kemp, representative for Jeffress; Margaret Robbins

Jim Hurd gave rebuttal to public comments.

Planner Cavaliere clarified the parking issue. Staff stated that the blank in condition 10 should be 50 ft. Counsel advised the Commission. Commissioner Vandevere suggested that evidence include discussion on possibility for co-location.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to approve staff's recommendation with the changes proposed by staff and County Counsel:

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

*Break 10:15 Reconvene 10:20*

3. **VALLEJO LOUIS & JANE A VALLEJO TRS ET AL - PLN090377**  
PLANNING AREA: GREATER SALINAS. PROJECT PLANNER: RAMON MONTANO. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT TO ALLOW AN ALTERATION TO A CONTRIBUTING HISTORIC STRUCTURE IN AN HISTORIC RESOURCES ZONING DISTRICT. THE ALTERATIONS CONSIST OF 1) THE DEMOLITION OF

AN EXISTING 345 SQUARE FOOT GARAGE AND 180 FOOT SQUARE FOOT PATIO; 2) THE CONSTRUCTION OF A NEW 484 SQUARE FOOT GARAGE; A 421 SQUARE FOOT ADDITION WITH 12 SQUARE FOOT COVERED PORCH AND 120 SQUARE FOOT UNCOVERED DECK, WITH COMPOSITION SHINGLES. ALL COLORS AND MATERIALS ARE PROPOSED TO MATCH THE EXISTING STRUCTURE. THE PROPERTY IS LOCATED AT 88 RAILROAD AVENUE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-042-004-000), NORTH OF THE INTERSECTION OF SPRECKELS BOULEVARD AND RAILROAD AVENUE, GREATER SALINAS AREA.

Project planner Ramon Montano presented the project and made corrections to report including the project name on the draft resolution and a correction to condition 3, which should be for a 3-year term.

Mark Norris, representative for applicant, accepted the recommended conditions.

It was moved by Commissioner Sanchez, seconded by Commissioner Padilla and passed by the following vote to approve the project:

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

**4. PACO LLC - PLN000196**

PLANNING AREA: NORTH COUNTY NON-COASTAL. PROJECT PLANNER: TAVEN KINISON-BROWN. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: CONTINUED FROM 1/14/09. REVISED CARLSEN ESTATES SUBDIVISION PROPOSAL (FINAL REVISION DATED 08/19/08; FIVE PLAN SHEETS WITH REVISIONS 10, 13, 12, 10, AND 11 RESPECTIVELY). THE PROPOSAL IS A COMBINED DEVELOPMENT PERMIT REQUEST CONSISTING OF: 1) A STANDARD SUBDIVISION VESTING TENTATIVE MAP FOR THE DIVISION OF THREE PARCELS TOTALING APPROXIMATELY 95.5 ACRES INTO 33 RESIDENTIAL LOTS RANGING IN SIZE FROM 1.02 ACRES TO 13.29 ACRES; AND 2) USE PERMIT FOR REMOVAL OF APPROXIMATELY 302 OAKS OVER 6 INCHES IN DIAMETER FOR ROAD AND DRIVEWAY CONSTRUCTION AND ADDITIONAL OAKS FOR SEPTIC AND BUILDING ENVELOPE AREAS; AND 3) USE PERMIT FOR THE EXPANSION OF A PUBLIC WATER SYSTEM. DEVELOPMENT OF THE PROJECT WOULD REQUIRE APPROXIMATELY 8,600 CUBIC YARDS OF GRADING (4,300 CUBIC YARDS OF CUT AND 4,300 CUBIC YARDS OF FILL.) THE PROPERTY IS LOCATED SOUTHERLY OF BERTA CANYON ROAD, EAST OF HIGHWAY 101, SALINAS (ASSESSORS PARCEL NUMBERS 125-051-005-000, 125-051-008-000 AND 125-051-017-000), PRUNEDALE AREA, NORTH COUNTY NON-COASTAL ZONE.

Project planner Taven Kinison Brown presented the draft resolution. Counsel made correction to resolution to take action on the environmental determination first.

Public Comment: Ed Mitchell; Jan Mitchell, representing the Prunedale Neighbors Group and Prunedale Preservation Alliance.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl, and passed by the following vote to adopt the proposed resolution to deny the project and close the project file, as the project has been abandoned by the applicant:

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

**5. GENERAL PLAN 2007 - PLN070525**

PROJECT PLANNER: ALANA KNASTER AND CARL HOLM.

ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE.

Project planners Carl Holm and Alana Knaster reported on the status of the General Plan and Final EIR and options for the schedule of hearings.

Public Comment: Jan Mitchell, Christine Williams, Ed Mitchell.

The Commission directed that staff schedule the General Plan public hearings on regularly scheduled meeting dates, unless changed at a later meeting. The first meeting would be March 31, 2010 where staff would present the updated General Plan and the Final EIR and the hearing would continue to April 14, 2010.

**G. OTHER MATTERS: CARMEL UNINCORPORATED/CARMEL HIGHLANDS LAND USE ADVISORY COMMITTEE - APPOINTMENTS - Karyl Hall and Adam Jeselnick**

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to appoint Karyl Hall and Adam Jeselnick to the Carmel Unincorporated/Carmel Highlands LUAC:

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

**H. DEPARTMENT REPORT**

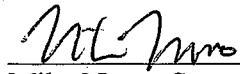
Secretary Novo discussed the recent light agendas due to lower permit activity. The department will try to put more advance planning projects on the agendas. He announced that an ordinance will go to the Board to increase the monthly Commissioner stipend and informed the Commission of the name change of Salinas Rural fire department. Commissioner Sanchez inquired about the item on the referral sheet pertaining to review of Planning Commission rules.

Commissioner Vandevere requested staff to include findings regarding the issue of co-location in staff's proposed findings on applications for wireless facilities.

**I. ADJOURNMENT** - 11:11 a.m.

Date Adopted: April 28, 2010

ATTEST



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Mike Novo, Secretary

MN/ca