AGENDA
Wednesday, January 29, 2014

Monterey County Planning Commission
Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Jose Mendez
Vice-Chair: Luther Hert
Secretary: Mike Novo

Commissioners:
Paul C. Getzelman
Jay Brown
Amy Roberts
Luther Hert
Don Rochester

Cosme Padilla
Aurelio Salazar, Jr
Jose Mendez
Martha Diehl
Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS


E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - COUNTY OF MONTEREY – TRAFFIC IMPACT FEE - REF130108
Project Planner: Saba Engineer. Project Description: Hold a Public Workshop to consider and provide direction to staff on implementing a Countywide Traffic Impact Fee program pursuant to Monterey County 2010 General Plan Policies C-1.2.c and C-1.8.
Recommended Action: Continue Workshop to February 26, 2014

2. 9:00 AM - BEROLZHEIMER MICHAEL GEORGE TR - PLN120627
Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot guesthouse that will be attached to an existing single family residence by a wall approximately 10 feet long and 7 feet tall, extension of an existing fence to attach to guesthouse and restoration of 702 square feet of paved areas to native dune habitat; 2) a Coastal Development Permit to allow development within 100 feet of environmentally
sensitive habitat; and 3) a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 1149 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-006-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan and Approve Project

3. **9:00 AM - TELESPAN COMMUNICATION LLC (HASSETT ERIC ANTHONY/PATRICK MICHAEL HASSETT TRS—Wireless Communication Co-Location Facility) - PLN120802**
   
   **Project Planner:** Daniel Lister. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Coastal Development Permit to allow the development of a wireless telecommunications “Co-location Facility.” The facility includes a 150 foot high monopole that will support up to four commercial telecommunication providers, two 240 square foot equipment shelters, two 50 foot emergency generators and two 100 square foot areas for future equipment shelters for commercial telecommunication providers. The facility would be located in a 3,500 square foot fenced in area. The project includes approximately 1,730 cubic yards of grading (865 cubic yards of cut and 865 cubic yards of fill) for site improvements including a new access road and will require the removal of two Pajaro Manzanita scrubs; 2) Coastal Development Permit to allow the removal of 14 trees (five Oaks, two Pines, and seven Cottonwoods); 3) Coastal Development Permit to allow ridgeline development; and 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area. The property is located 1/2 mile south of the Hall Road and San Miguel Canyon Road intersection, Royal Oaks (Assessor's Parcel Number 181 061 012 000), North County Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan and Approve Project

4. **9:00 AM - MONTEREY COUNTY PLANNING COMMISSION - PD070806**
   
   **Project Description:** Planning Commission Nominating Committee. **Recommended Action:** Chair to appoint Nominating Committee to provide nominations for 2014 Planning Commission Chair and Vice Chair.

G. **OTHER MATTERS: North County-Coastal Land Use Advisory Committee – Appointment – Robert McDonald**

H. **DEPARTMENT REPORT**

I. **ADJOURNMENT**

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 – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 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 - Planning Department 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.