PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - MORO COJO SUBDIVISION - PLN120650
   Project Planner: Luis Osorio. Project Location: Intersection of Castroville Boulevard and Meridian Road, Castroville. Assessor’s Parcel No(s): 133-094-073-000 et al.
   Permit Type: Amendment. Planning Area: North County, Coastal Zone.
   Environmental Status: Negative Declaration. Project Description: CONTINUED FROM SEPTEMBER 9, 2015. Request by 161 homeowners of the Moro Cojo Subdivision to amend the language of Condition No. 99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision. The requested amendment would alter the term of affordability on the 161 single-family detached residences from permanent to 15 years, beginning from the date the residences were initially occupied. Recommended Action: Recommendation to the Board of Supervisors to 1) Adopt a Negative Declaration; 2) Approve the amendment of Condition #99 to change the term of the affordability restriction of 161 of the 175 single-family
2.  9:00 AM - POT D OR LLC & JEV THOUSAND OAKS LLC - PLN150353
Project Planner: Daniel Lister. Project Location: 3171 and 3173 Del Ciervo Rd, Pebble Beach. Assessor’s Parcel No(s): 008-371-020-000; 008-371-021-000. Permit Type: Combined Development Permit. Planning Area: Del Monte Forest LUP. Environmental Status: Categorical Exemption. Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit for a Lot Line Adjustment to allow an equal exchange of 0.12 acres between two parcels: Parcel A (Assessor's Parcel Number 008-371-020-000 - 1.56 acres) and Parcel B (Assessor's Parcel Number 008-371-021-000- 1.79 acres); 2) Coastal Administrative Permit and Design Approval (008-371-020-000) to allow demolition of a single family dwelling, and construction of a 3,737 square foot single family dwelling, a 483 square foot detached garage, a 403 square foot detached guesthouse, and 789 square feet of deck area. Recommended Action: Approve Project

3.  9:00 a.m. - VERIZON WIRELESS - PLN150082

G. OTHER MATTERS: REAPPOINTMENTS - LUACs

Big Sur LUAC
David Smiley; Richard “Dick” Ravich; Steve Beck

Cachagua LUAC
Matthew Shea; Peter Scardina; Jack Galante; Sarah Haussermann; Kathy Hebermann

Carmel Unincorporated/Highlands LUAC
Peter Davis; Barbara Rainer

Carmel Valley LUAC
Janet Brennan; David Burbidge; Neil Agron

Del Monte Forest LUAC
Kimberly Caneer; Rick Verbanec; Sandy Getreu

Greater Monterey Peninsula LUAC
Joy Jacobs

South Coast LUAC
Jerry Provost; John Handy
South County LUAC  
Will Taylor; Debbie Roberson; Melissa Duflock; Carla Martinez; Bill “Bart” Bartosh  

Spreckels NDRC  
Scott Henningsen

Toro LUAC  
Ronald Vandergrift; Beverly Bean; Michael Mueller; Robert Rieger; Lauren Keenan; Mike Weaver

RESIGNATIONS  
Big Sur LUAC – Daniel Priano  
Cachagua LUAC – Steve Ray  
Carmel Unincorporated/Highlands LUAC – Donald Wald  
Greater Monterey Peninsula LUAC – Darlene Berry  
Spreckels NDRC – Brian Sgheiza; Tom Chavez

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.