pledge of allegiance

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: March 9, May 11, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - HOLMAN RANCH HOLDINGS LLC (AT&T MOBILITY) - PLN090385
   Project Planner: Paula Bradley. Environmental Status: Negative Declaration. Project Description: CONTINUED FROM MARCH 30, 2011. Combined Development Permit consisting of: 1) A Use Permit to allow the temporary use of a Cellular on Wheels (COW) portable telecommunication facility to be used during the construction period of permanent telecommunications facilities; and 2) a Use Permit to allow the installation of a 40 foot high "tree-pole" wireless telecommunication facility, a 12 foot by 20 foot equipment shelter with a mounted GPS antenna, a 20 foot long by 4 foot high CMU retaining wall, and a six foot tall wood fence enclosure; and 3) a Use Permit for ridgeline development; and Design Approval. Grading is approximately 30 cubic yards (30 cubic yards cut and 30 cubic yards fill). The property is located at 60 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-001-000), Carmel Valley Master Plan Area. Recommended Action: Continue project to October 12, 2011.
2.  **9:00AM - RIGOLETTE LLC (VILLAS DE CARMELO; FORMERLY CARMEL CONVALESCENT HOSPITAL) - PLN070497**  
*Project Planner:* Elizabeth Gonzales.  
*Environmental Status:* Draft Environmental Impact Report prepared.  
*Project Description:* Consider a Combined Development Permit to redevelop the existing Carmel Convalescent Hospital site, generally located at the northwest corner of Highway One and Valley Way, with a 46-unit condominium project. Required entitlements include: 1) Standard Subdivision for a Vesting Tentative Map to subdivide 3.68 acres in to 46 condominium parcels and common open space; 2) Coastal Development Permit to convert the former convalescent hospital into nine condominium units with underground parking, recreation room, storage, and a gym; 3) Coastal Administrative Permit to demolish one existing structure and construct 12 buildings for a total of 46 condominium units; 4) Coastal Development Permit to allow development on slopes of 30% or greater; 5) Coastal Development permit to allow the removal of 97 trees (21 coast live oak and 76 Monterey pines); and 6) Design Approval. The project also includes proposed amendments to the Carmel Area Land Use Plan to change the land use designation on the subject property from Medium Density Residential, two units per acre (MDR/2) to High Density Residential, 12.5 units per acre (HDR/12.5) and a proposed amendment to the Coastal Implementation Plan to add standards for high density development. The address is 24945 Valley Way, Carmel (Assessor's Parcel Numbers 009-061-002-000, 009-061-003-000, 009-061-005-000), Coastal Zone.  
*Recommended Action:* Make a recommendation to the Board of Supervisors regarding certification of the Environmental Impact Report (EIR) and action on the project.

3.  **9:00AM - COUNTY OF MONTEREY –PROPOSED ORDINANCE TO ELIMINATE THE MINOR AND STANDARD SUBDIVISION COMMITTEES (TITLES 19, 20 AND 21) – REF100014**  
*Project Planner:* Jacqueline R. Onciano.  
*Project Description:* Workshop to consider an ordinance to amend Title 19 (Subdivision Ordinances for the Coastal and Non-Coastal Unincorporated areas of the County) of the Monterey County Code to eliminate the Minor and Standard Subdivision Committees and designate the Monterey County Planning Commission as the appropriate authority to consider subdivision applications. The ordinance will also make corresponding amendments to Title 20 (Coastal Zoning Ordinance) and Title 21 (Non-Coastal Zoning Ordinance) to eliminate references to the Subdivision Committee and substitute Planning Commission for Subdivision Committee.  
*Recommended Action:* Hold Workshop and provide direction to staff.

4.  **9:00AM - PC RULES FOR TRANSACTION OF BUSINESS (PD070880)**  
*Planner:* Mike Novo.  
*Project Description:* Review Monterey County Planning Commission Rules for the Transaction of Business and Chapter 2.48 (Planning Commission) of the Monterey County Code, discuss potential modifications, and provide direction to staff to return with modifications for consideration at a public hearing.  
*Recommended Action:* Hold Workshop and provide direction to staff.

G.  **OTHER MATTERS:** Appointments and Reappointments – See attached Memo

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.

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