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 - STEUCK GORDON JOHN/SANDRA LEE TRS – PLN130209
   Project Planner: Valerie Negrete. Environmental Status: Negative Declaration.
   Project Description: CONTINUED FROM NOVEMBER 13, 2013. Lot Line Adjustment between two legal lots of record of approximately 4.6 acres (portion of Assessor's Parcel Number 103-061-015-000 - northerly Parcel [Certificate of Compliance Document No. 2004079692]) and 4.3 acres (portion of Assessor's Parcel Number 103-061-015-000 - southerly parcel [Certificate of Compliance Document No. 2004079684]), resulting in two newly configured lots of 4.6 acres (westerly parcel to be identified as Parcel A) and 4.3 acres (easterly parcel to be identified as Parcel B), respectively. The property is located at 570 Aguajito Road, Carmel (Assessor's Parcel Number 103-061-015-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Adopt Negative Declaration and Approve Project
2. **9:00 AM - VERIZON WIRELESS (ROBINETT JOHN/DEBRA C) - PLN130338**  
   **Project Planner:** David Mack.  
   **Environmental Status:** Categorically Exempt.  
   **Project Description:** Use Permit for development of a new wireless telecommunications facility consisting of a 60 foot high mono-pine with 9 panel antennas; a 194 square foot equipment shelter and generator. The property is located at 508 Echo Valley Road, Salinas (Assessor's Parcel Number 127-141-001-000), Prunedale area, North County Area Plan.  
   **Recommended Action:** Approve Project

3. **9:00 AM - DUMONT MARK T/CARINA E DUMONT TRS ET AL - PLN130770**  
   **Project Planner:** Dan Lister.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** Ordinance to amend Section 21.08.060 of Title 21 (Inland Zoning Ordinance) of the Monterey County Code to rezone a 0.29 acre parcel from the “MDR/B-6-D” [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the “MDR/B-6-D-HR” [Medium Density Residential witha Building Site, Design Approval and Historic Resources Overlay] zoning classification, upon finding that the ordinance is categorically exempt under the California Environmental Quality Act. The property is located at 988 Customs Road, Pebble Beach (Assessor's Parcel Number 007-263-017-000), Greater Monterey Peninsula Area Plan.  
   **Recommended Action:** Recommend approval of the ordinance to the Board of Supervisors.

4. **9:00 AM - POKIGO KATHLEEN LOOK TR - PLN130592**  
   **Project Planner:** Valerie Negrete.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** Appeal by Steve Dallas from the approval by the RMA Director of Planning of an Over-the-Counter Design Approval to clear Code Enforcement Violation (13CE00204) to allow a new driveway connection approximately 60' in length from the non-exclusive easement to the existing residence and Fee Waiver request. The property is located at 18 La Rancheria Road, Carmel Valley (Assessor's Parcel Number 187-121-017-000), Carmel Valley Master Plan.  
   **Recommended Action:** Deny Appeal of the Director of Planning’s decision, Approving the Fee Waiver Request and Approving the Design Approval

5. **10:00 AM - SLAMA KEN - PLN130648**  
   **Project Planner:** Grace Bodgan.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** After-the-fact Use Permit to allow two legal non-conforming single family dwellings on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district to remain pursuant to Zoning Ordinance Section 21.68.020.C (Legal Nonconforming Land Use). The property is located at 18198 Vierra Canyon Road, Salinas (Assessor's Parcel Number 125-181-048-000), North County Area Plan.  
   **Recommended Action:** Approve Project

6. **10:00 AM - CYPRESS PACKAGING & SUPPLY CORPORATION - PLN130482**  
   **Project Planner:** Valerie Negrete.  
   **Environmental Status:** Previously Adopted Negative Declaration.  
   **Project Description:** Amendment to a previously approved Use Permit (PC7065) to allow a change of a legal non-conforming use (a box distribution and office complex) to a legal non-conforming use of a similar nature (roofing supply and distribution of materials utilized by roofing professionals); to modify Condition #25 which states that materials shall not be stored outside of the building over 24 hours, and
that stacking shall not exceed 12’6” in height and does not allow storing of pallets along the southern portion of the property or any location that would be visible from Highway 1. The Amendment will allow outdoor storage of roofing materials in designated areas not to exceed 60 inches. The property is located at 10450 Tembladera Street, Castroville (Assessor’s Parcel Numbers 030-157-002-000 and 030-157-003-000), Castroville Community Plan. **Recommended Action:** Consider Previously Adopted Negative Declaration and Approve Project

7. **10:30 AM - HERITAGE DEVELOPMENT LP ET AL - PLN060603**  
   **Project Planner:** John Ford. **Environmental Status:** Addendum to previously certified EIR for Santa Lucia Preserve Project EIR #94-005.  
   **Project Description:** CONTINUED FROM OCTOBER 30, 2013. Combined Development Permit consisting of: 1) a Minor Subdivision to allow the subdivision of three lots of 20.69 acres, 20.78 acres and 62 acres (total 103.2 acres) into a 4 lot subdivision of 10.4, 11.9, 20.1 and 60.8 acres; 2) a Use Permit to allow the removal of 20 protected Coastal live oak trees; 3) a Use Permit for development on slopes greater than 30%; and 4) an Administrative Permit and Design Approval for development in a Design Control and Site Plan District for a 100,000 gallon water storage tank and grading (approximately 45,000 cubic yards cut and 45,000 cubic yards fill); The property is located at 27050, 27070, and 27080, Rancho San Carlos Road, Carmel (Assessor's Parcel Numbers 157-181-006-000, 157-181-007-000-000, 157-181-008-000), Carmel Valley Master Plan Area. **Recommended Action:** Consider Addendum and EIR, Adopt Mitigation Monitoring and Reporting Plan and Approve Project.

8. **1:30 PM – MARINA-SALINAS MULTIMODAL CORRIDOR PLAN – TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) PRESENTATION**  
   **Project Presenter:** Ariana Green, Transportation Agency of Monterey County. **Project Description:** Receive a report from the Transportation Agency for Monterey County (TAMC) on the Marina-Salinas Multimodal Corridor Plan and provide input to TAMC staff. **Recommended Action:** Receive report.

9. **1:30 PM – COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – PLANNING - REF130068 - TITLE 21: MINOR AMENDMENTS - MINOR AND TRIVIAL AMENDMENT PROCESS**  
   **Project Planner:** Martin Carver/Jacqueline Onciano. **Environmental Status:** Statutory Exemption. **Project Description:** CONTINUED FROM OCTOBER 9, 2013. Public hearing to consider an ordinance to amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code to add sections 21.70.130 (Amendment to Administrative Permits), 21.74.120 (Amendments to Use Permits), and 21.76.120 (Amendments to Combined Development Permits) to provide procedures for amendments to previously approved land use permits. The new sections would allow for administrative approval by the Director of Planning of “Minor Amendments” to previously approved permits under specified circumstances. **Recommended Action:** Recommend Approval of the ordinance to the Board of Supervisors.

10. **1:30 PM - COUNTY OF MONTEREY (RIGHT-TO-FARM) - REF130040**  
    **Project Planner:** Nadia Amador. **Environmental Status:** Statutory Exemption. **Project Description:** Hold a public workshop to consider and provide direction to staff...
on a proposed "Right-to-Farm" ordinance amending Chapter 16.40 (Protection of Agricultural Activities) of the Monterey County Code, in order to increase the protection of agricultural activities from nuisance claims. The proposed amendments include but are not limited to adding a Disclosure" section and updating the make-up of the "Agricultural Grievance Committee."  

**Recommended Action:** Conduct Workshop

11.  **1:30 PM - COUNTY OF MONTEREY – LIGHTING CRITERIA - REF130036**  
**Project Planner:** Grace Bodgan.  **Environmental Status:** Statutory Exemption.  **Project Description:** Hold a public workshop to consider and provide direction to staff on options for the development of lighting criteria pursuant to Policy No. LU – 1.13 of the 2010 General Plan.  **Recommended Action:** Conduct Workshop

**G. OTHER MATTERS: NONE**

**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.