PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: February 27, 2013

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - LUNDQUIST RICHARD C/MELANIE F TRS – PLN110114
Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM FEBRUARY 27, 2013. Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12-foot sections and one 15.5-foot section of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey Cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for the removal and replanting of one 7” Monterey Cypress; 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area; 4) a Coastal Development Permit for development within 750 feet of a known archaeological
2. 9:00AM - CALIFORNIA-AMERICAN WATER COMPANY (SAN CLEMENTE DAM) - PLN110373
Project Planner: Bob Schubert.  Environmental Status: EIR.  Project Description: CONTINUED FROM OCTOBER 31, 2012.  Receive status report on a Combined Development Permit consisting of: 1) Use Permit for the removal of the San Clemente Dam and related improvements; 2) Use Permit for the removal of the Old Carmel River Dam and related improvements; 3) Use Permit for development on 25% slopes; and 4) Use Permit for the removal of protected trees.  The property is located in the San Clemente Dam Region, at the confluence of the Carmel River (River Mile 18.5) and San Clemente Creek, approximately 15 miles southeast of the City of Carmel-by-the-Sea and 3.7 miles southeast of Carmel Valley Village (Assessor's Parcel Number 417-051-004-000; 417-051-005-000; 417-051-001-000; 417-251-002-000-M), Greater Monterey Peninsula Area Plan and Cachagua Area Plan.  Recommended Action: Receive Status Report

3. 9:00AM - MEYER HERBERT G TR - PLN120471
Project Planner: David Mack.  Environmental Status: Negative Declaration.  Project Description: CONTINUED FROM JANUARY 30, 2013.  Use Permit (pursuant to Section 21.30.050.E and 21.64.120) and Variance request to allow an increase in wind turbine height from 200 feet to 396.5 feet, to allow the installation of two (2) wind turbines and the construction of a gravel access road.  Each turbine consists of a three-bladed wind turbine on a tubular steel tower with a height range of 327.5 to 396.5 feet maximum to the rotor tip.  Each turbine would include a 16 foot diameter by 30 foot deep pier type foundation.  The project is proposed to be constructed in two phases: Phase 1 is site preparation and foundation construction; Phase 2 involves the delivery and assembly of the tower, rotor, nacelle, transformer, and gravel access road of approximately 12 feet in width.  The property is located adjacent to the City of Gonzales near Katherine Street and Puente Del Monte in the Vista de Santa Lucia Agricultural Business Park (Assessor's Parcel Number 223-061-015-000), Central Salinas Valley Area Plan.  Recommended Action: Adopt Negative Declaration and Approve Project

4. 10:00AM - GOLDSCHMIDT DAVID M - PLN110694
Project Planner: Daniel Lister.  Environmental Status: Mitigated Negative Declaration.  Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 560 square foot studio with a 350 square foot deck and construction of a 2,710 square foot single family dwelling with detached 618 square foot carport with associated grading (Cut: 470cy, Fill: 130cy); 2) Coastal Development Permit to allow development within 750 of a known archaeological resource; 3) Coastal Development Permit to allow the conversion to an existing legal-non conforming second unit into a legal non-conforming guesthouse; 4) a Coastal Development Permit to allow development within 100 feet of an Environmentally Sensitive Habitat Area (ESHA); and 5) Design Approval.  The property
is located at 29112 Highway 1, Carmel (Assessor's Parcel Number 241-061-001-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project

5. **10:30AM - BAER ANDREAS ADKINS - PLN100528**

**Project Planner:** Daniel Lister. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit to correct violations on the property (CE010418 and CE030343) consisting of: 1) Coastal Administrative Permit to allow a 1,045 square foot addition (600 square feet upstairs; 445 square feet main floor) to an existing 1,152 square foot two story single family dwelling which includes an office, workout room, sauna, closet, extension to the existing kitchen and bedroom, three new bathrooms. Additions also include a 90 square foot balcony and 1,030 deck addition; 2) Coastal Administrative Permit to convert a 370 square foot unit into a guesthouse; 3) Coastal Development Permit for the removal of two (2) landmark and (5) non-landmark Redwood trees; 4) Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat; 5) a Restoration Plan for the demolition of an unfinished garage structure and restoration to slopes and vegetation near Palo Colorado Road; 6) Coastal Development Permit for development on slopes greater than 30%; and 7) a Design Approval. The property is located at 37295 Palo Colorado Road, Carmel (Assessor's Parcel Number 418-041-037-000), approximately 2.5 miles east of Highway One, Coastal Zone. **Recommended Action:** Approve Project

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.