PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: September 26, October 10, and October 31, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - SELVAGGI FRANK TR - PLN120400
   Project Planner: Liz Gonzales. Environmental Status: Exempt. Project Description: Design Approval to allow a 265 square foot single story bathroom addition to an existing one-story single family dwelling. The property is located at 120 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-161-013-000), Carmel Area Land Use Plan, Coastal Zone. Recommended Action: Approve Project.

2. 9:00AM - LUNDQUIST RICHARD C & MELANIE F TRS – PLN110114
   Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM AUGUST 29, 2012. 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 resource; and 5) a Coastal Development Permit for development on slopes greater than 30%. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project.

3. **9:00AM - NILES DANIEL T & JENNIFER E – PLN110280**  
**Project Planner:** Delinda Robinson.  
**Environmental Status:** Mitigated Negative Declaration.  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for restoration of a coastal bluff consisting of a concrete keyway and armored headwall with landscaped Hilfiker wall system; headwall to be surfaced with a textured rock appearance and Hilfiker baskets to be planted with native vegetation consistent with surrounding bluff vegetation; the restoration area to be approximately 45 - 55 feet wide by approximately 33 - 53 feet tall; grading to be approximately 50 cubic yards cut and 740 cubic yards fill; 2) Coastal Development Permit for development on a coastal bluff; 3) Coastal Development Permit for development on slopes exceeding 30 percent; 4) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 5) Coastal Development Permit for development within 750 feet of known archaeological resources. The property is located at 30620 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-331-010-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project.

4. **9:00AM - CAPPO JEFFREY – PLN120558**  
**Project Planner:** Ramon Montano.  
**Environmental Status:** Negative Declaration.  
**Project Description:** Amendment to a previously approved Combined Development Permit (PLN030325) to allow the extension of a lateral sewer line within a private road to connect with the sewer main for Assessor's Parcel Numbers 241-182-004-000 and 241-182-005-000. The property is located at 230 Highway 1, west of Highway 1 and west of the Highlands Inn, (Assessor's Parcel Numbers 241-182-004-000 and 241-182-005-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Negative Declaration and Approve Project.

5. **10:30AM - CENTRAL COAST BAPTIST ASSOCIATION (VERIZON WIRELESS) – PLN120492**  
**Project Planner:** Steve Mason.  
**Environmental Status:** Exempt.  
**Project Description:** Coastal Development Permit to allow a new wireless communication facility: 60-foot height ground mounted monopine antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator. No grading proposed. The property is located at 45 Sill Road, Royal Oaks (Assessor's Parcel Number 119-153-002-000), Las Lomas Area, North County Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project.

6. **10:30AM - COUNTY OF MONTEREY (LAGUNA SECA PARK MONUMENT SIGN) – PLN120279**  
**Project Planner:** Taven Kinison Brown.  
**Environmental Status:** Exempt.  
**Project Description:** CONTINUED FROM NOVEMBER 14, 2012. Consider a Combined
Development Permit to allow the removal of the 13 foot 6 inch tall, 120 square foot monument sign at Laguna Seca County Park and the construction of a new 18 foot tall, 116 square foot monument sign with electronic display. The Combined Development Permit consists of: 1) a Use Permit and a Design Approval to construct the new sign; 2) a Variance to exceed the 35 square foot size limitations within the Design Control (“D”) District; and 3) a Variance to exceed the 15 foot height limitation for accessory structures. The property is located along Highway 68 at the entrance to 1021, 1025 and 1027 Monterey-Salinas Highway, Salinas (Assessor’s Parcel Number: 173-011-025-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Continue project to January 30, 2013 hearing.

7. **1:30PM – COUNTY OF MONTEREY – REF120078 (IMPLEMENTATION OF GENERAL PLAN SETTLEMENTS)**  
   **Project Planner:** Leslie J. Girard. **Environmental Status:** Addendum to FEIR on the 2010 General Plan. **Project Description:** CONTINUED FROM NOVEMBER 14, 2012. Consider amendments to 2010 General Plan to implement a settlement of litigation with Salinas Valley Water Coalition et al. regarding the General Plan. **Recommended Action:** Consider Addendum together with the FEIR and recommend approval of the amendments to the Board of Supervisors.

8. **2:00PM- COUNTY OF MONTEREY – REF120071 & REF120072 (LONG RANGE PLANNING ORDINANCE & PLANS PROCESS)**  
   **Project Planner:** Marti Noel & Jacqueline Onciano. **Project Description:** Consider the process for obtaining public input and enhancing public participation in the development of the long range planning documents relating to the Local Coastal Program Update, the 2012 General Plan Implementation Program and other Ordinances. It is recommended that the Planning Commission provide input to staff and a recommendation for consideration by the Board of Supervisors. **Recommended Action:** Recommend process to the Board of Supervisors.

9. **2:00PM – COUNTY OF MONTEREY – REF110056 (ENERGY AND WATER EFFICIENCY LANDSCAPE ORDINANCE)**  
   **Project Planner:** Jacqueline Onciano & Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Workshop to consider and provide direction on the proposed Energy and Water Efficiency Landscape Ordinance for the unincorporated areas of the County of Monterey to reduce energy and water consumption through landscape design and techniques. The purpose of the workshop is to seek public input and receive direction from the Planning Commission. **Recommended Action:** Hold workshop and provide direction to staff.

10. **2:00PM – COUNTY OF MONTEREY – REF120045 (COMMUNITY CLIMATE ACTION PLAN)**  
    **Project Planner:** Jacqueline Onciano & Martin Carver. **Environmental Status:** Exempt. **Project Description:** Workshop to consider and provide direction on the development of a Community Climate Action Plan (REF120045) for the unincorporated areas of the County of Monterey to reduce greenhouse gas (GHG) emissions. The purpose of the workshop is to seek public input. **Recommended Action:** Hold workshop and provide direction to staff.

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.