PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - THE CARMEL PRESBYTERIAN CHURCH - PLN090070
   Planning Area: Carmel Valley Master Plan Area. Project Planner: David Mack.
   Environmental Status: N/A. Project Description: Consider request for a Vested Rights Determination for a previously approved Combined Development Permit for a Community Life Center; and request for a waiver of the application fee. The property is located at the terminus of Rio Road and east of Val Verde Drive, Carmel Valley (Assessor's Parcel Number 015-021-004-000) Carmel Valley Master Plan Area. Recommended Action: Find no vested rights to date and deny applicant’s request for fee waiver.

2. 9:00AM - HOLBROOK K W & SALLY ANN TRS - PLN090017
   Planning Area: Greater Monterey Peninsula Area. Project Planner: David Mack.
   Environmental Status: Categorically Exempt. Project Description: Combined Development Permit and Design Approval for the construction of a 4,706 square foot two story single family dwelling with attached 3 car garage and 142 linear foot driveway; Use Permit to allow for development on slopes in excess of 30%; and Use Permit for the removal of 5 oak trees. The project is located at 704 Tesoro Road, Monterey (Assessor's
Parcel Number 173-074-020-000) Greater Monterey Peninsula Area Plan.

**Recommended Action:** Approve Project.

3. **9:00AM - GENERAL PLAN 2007 - PLN070525**
   **Planning Area:** Inland County Area.  **Project Planner:** Alana Knaster/Carl Holm.
   **Environmental Status:** Draft Environmental Impact Report Prepared.  **Project Description:** Workshop to consider several Draft General Plan Update policies in the Open Space Element and related proposed mitigation measures.  **Recommended Action:** Provide direction to staff.

4. **9:00AM - GENERAL PLAN 2007 - PLN070525**
   **Planning Area:** Inland County Area.  **Project Planner:** Alana Knaster/Carl Holm.
   **Environmental Status:** Draft Environmental Impact Report Prepared.  **Project Description:** Discuss schedule and topics for future Commission review.  **Recommended Action:** Provide direction to staff.

G. **OTHER MATTERS**

H. **DEPARTMENT REPORT**

I. **ADJOURNMENT**

The Recommendation Action section 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.

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