PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: August 14, 2013

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - READ JAMES PETER JR TR ET AL - PLN100670
Project Planner: Ramon Montano. Environmental Status: Negative Declaration.
Project Description: CONTINUED FROM OCTOBER 9, 2013. Combined Development Permit as an after-the-fact permit consisting of: 1) a Coastal Development Permit for development and for the permanent installation of a bluff stabilization/erosion control fascia along the uppermost portion of a bluff and designed to match the natural contour of the shoreline and the existing granite bedrock in texture and color; 2) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development on slopes of 30% or greater; 4) a Coastal Development Permit for development within 750 of a known archaeological resource. The property is located at 3158 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-013-000), fronting 17-Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone. Recommended Action: Adopt Negative Declaration and Approve Project.
2. 9:00 AM - ATTORNEYS BENEFITS CORPORATION - PLN130509  
Project Planner: Dan Lister.  Environmental Status: Addendum to previously certified Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005).  Project Description: CONTINUED FROM OCTOBER 9, 2013.  three-year extension of Combined Development Permit No. PLN080350 consisting of: a) Administrative Permit to allow the construction of a 6,230 square foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square foot swimming pool, and 15 garden walls totaling 580 linear feet in the “S” (Site Plan Review) zoning district; b) Administrative Permit to allow an 840 square foot detached accessory dwelling unit with a 253 square-foot covered terrace; and c) Use Permit to allow the removal of 28 oak trees (5 of the oak trees to be re-located on-site); and grading consisting of approximately 240 cubic yards of cut and 75 cubic yards of fill; and d) a Design Approval.  The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan.  Recommended Action: Consider Addendum to Previously Certified EIR and Approve Project.

3. 9:00 AM - SALINAS GOLF & COUNTRY CLUB INC - PLN130431 (AT&T)  
Project Planner: David Mack.  Environmental Status: Categorical Exemption.  Project Description: CONTINUED FROM OCTOBER 9, 2013.  Use Permit for a wireless telecommunications facility consisting of a new 70 foot high mono-Eucalyptus with 12 antennas; one 11'-5" x 26'-0" (297 square foot) equipment shelter, 8'-0" wood fence enclosure, and associated equipment.  The property is located at 475 San Juan Grade Road, Salinas (Assessor's Parcel Number 113-281-001-000), Greater Salinas Area Plan.  Recommended Action: Approve Project

4. 9:30 AM - VASQUEZ MARIA A ET AL - PLN040529  
Project Planner: Daniel Lister.  Environmental Status: Statutorily Exempt.  Project Description: Minor Subdivision Vesting Tentative Map to allow the division of an approximately 9.26 acre parcel into two parcels of 3.086 and 3.086 acres and one remainder parcel of 3.086 acres.  The property is located at 34735 Metz Road, Soledad (Assessor's Parcel Number 257-121-019-000), Central Salinas Valley Area Plan.  Recommended Action: Find the project Statutorily Exempt per CEQA Guidelines Sections 21080(B) and 15061(B)(4) and Deny Project

5. 10:15 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 9, 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, 27072, 27074, 27076 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 and Approve Project.

6. **10:30 AM - MERRILL THOMAS TR ET AL - PLN070376**  
   **Project Planner:** David Mack. **Environmental Status:** Statutorily Exempt. **Project Description:** Combined Development Permit consisting of: 1) Minor Subdivision Vesting Tentative Map to allow the division of a 37.8 acre parcel into three (3) parcels of 10.5 acres, 13.8 acres, 7.5 acres and a remainder parcel of 6.0 acres; and 2) Use Permit for development in a Visually Sensitive area ("VS" district). The project proposes approximately 3,100 cubic yards of grading (combination of cut/fill), individual septic systems and 60 foot wide road and utility easements. The project will be served by an existing well and a proposed mutual water company. The property is located at 24915 Boots Road, Monterey (Assessor's Parcel Number 173-062-008-000), Greater Monterey Peninsula area. **Recommended Action:** Find the project statutorily exempt and Deny Project.

G. **OTHER MATTERS:** None

H. **DEPARTMENT REPORT**  
   1. Director’s Update  
   2. **MILLS ACT PROGRAM - REF130101** - Status 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.