PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: None.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK) - PLN130417
   Project Planner: Joe Sidor. Project Location: Palo Corona Regional Park, east of Highway 1, between Ribera (south) and Oliver (north) Roads. Assessor’s Parcel No: 243-081-008-000. Permit Type: Combined Development Permit. Planning Area: Carmel LUP. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM FEBRUARY 11, 2015. Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes in excess of 30% (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading. Recommended Action: Adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and Approve Project.
2. **9:00 AM - EARL JEFFREY/EARL MEDINA LYNN - PLN140660**  
   **Project Planner:** Grace Bogdan.  
   **Project Location:** 12 San Clemente Trail, Carmel.  
   **Assessor’s Parcel No:** 239-091-043-000.  
   **Permit Type:** Combined Development Permit.  
   **Planning Area:** Greater Monterey Peninsula.  
   **Environmental Status:** Previously certified Environmental Impact Report.  
   **Project Description:** Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the Site Plan Review zoning district; Use Permit for development on slopes in excess of 25%; and a Use Permit for the removal of 26 coast live oak trees.  
   **Recommended Action:** Approve Project and Adopt Mitigation Monitoring Reporting Plan.

3. **9:00 AM - PICK-N-PULL SAN JOSE AUTO DISMANTLERS - PLN140677**  
   **Project Planner:** Steve Mason.  
   **Project Location:** 516 A, Dolan Rd D, Moss Landing.  
   **Assessor’s Parcel No:** 131-054-002-000.  
   **Permit Type:** Permit Extension.  
   **Planning Area:** North County Land Use Plan.  
   **Environmental Status:** Addendum to Previously Adopted Mitigated Negative Declaration.  
   **Project Description:** Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: “Pick-n-Pull Auto” - Parcel B.  
   **Recommended Action:** Approve Project.

**S & S LAND DEVELOPMENT CO - PLN140713**  
**Project Location:** 516 B Dolan Rd D, Moss Landing.  
**Assessor’s Parcel No:** 131-054-001-000.  
**Permit Type:** Permit Extension.  
**Planning Area:** North County Land Use Plan.  
**Environmental Status:** Addendum to Previously Adopted Mitigated Negative Declaration.  
**Project Description:** Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: "S&S Land Development” - Parcel A.  
**Recommended Action:** Approve Project

**CUTLER DEBORAH L - PLN140714**  
**Project Location:** 516 C Dolan Rd D, Moss Landing.  
**Assessor’s Parcel No:** 131-054-003-000.  
**Permit Type:** Permit Extension.  
**Planning Area:** North County Land Use Plan.  
**Environmental Status:** Addendum to Previously Adopted Mitigated Negative Declaration.  
**Project Description:** Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: “Gerard & Deborah Cutler” - Parcel C.  
**Recommended Action:** Approve Project

4. **10:00 AM - MOHSSIN IDRIS - PLN080163**  
   **Project Planner:** Art Henriques.  
   **Project Location:** South of Merritt (State Highway 183) and Poole Streets, Castroville.  
   **Assessor’s Parcel No:** 030-171-001-000.  
   **Permit Type:** Use Permit.  
   **Planning Area:** North County.  
   **Environmental Status:** Previously certified Environmental Impact Report.  
   **Project Description:** Use Permit and Design Approval to allow 24 multi-family residential units in three buildings. Grading is approximately 2,970 cubic yards (305 cubic yards cut and 2,665 cubic yards fill).  
   **Recommended Action:** Approve Project
5.  **10:30 AM – COUNTY OF MONTEREY – GENERAL PLAN AMENDMENT – REF150010**

**Project Planner:** Jacqueline R. Onciano.  **Environmental Status:** Addendum to Certified Final Environmental Impact Report.  **Project Description:** Recommend to the Board of Supervisors regarding proposed amendments to the 2010 Monterey County General Plan to implement litigation settlement agreements with Land Watch Monterey County and The Open Monterey Project. The proposed amendments amend the following policies: PS. 3-1 (relating to long term sustainable water supply), OS-3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater that 25%), OS-3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan); and amend the Agricultural Winery Corridor Plan and Glossary. These amendments are applicable in the non-coastal unincorporated area of Monterey County. (Inland Areas Only).  **Recommended Action:** Consider an Addendum to the certified Final Environmental Impact Report for the 2010 Monterey County General Plan (#07-01, SCH#2007121001) and recommend the Board of Supervisors adopt the amendments.

6.  **1:30 PM - COUNTY OF MONTEREY - ARCHAEOLOGICAL RESOURCES STANDARDS - REF110065**

**Project Planner:** Craig Spencer.  **Environmental Status:** Categorical Exemption.  **Project Description:** Ordinance amending Section 21.66.050 of Title 21 (non-coastal zoning) of the Monterey County Code to update development standards for archaeological and tribal cultural resource protection. The ordinance establishes protocols for Phase I, II, and III archaeological reports for applications for discretionary land use entitlements and establishes guidelines for consultation with California Native American tribes consistent with newly enacted state law. This ordinance also adds Chapter 2.95 to the Monterey County Code to establish a Native Californian Advisory Panel whose duties would include providing public outreach and education, technical assistance to staff, and advice on development of policies and procedures for the protection of tribal cultural and archaeological resources. This ordinance implements 2010 Monterey County General Plan policies and is applicable in the non-coastal unincorporated area of Monterey County. (File Number: REF110065; Inland Areas Only).  **Recommended Action:** Find the ordinance categorically exempt and recommend the Board of Supervisors adopt the ordinance.

7.  **1:30 PM – MONTEREY COUNTY LOCAL COASTAL PROGRAM – LAND USE PLAN AND ORDINANCE HOUSING AMENDMENTS – REF140049**

**Project Planner:** Craig Spencer.  **Environmental Status:** Addendum to previously adopted Negative Declaration.  **Project Description:** 1) Amend the County of Monterey’s certified Local Coastal Program, specifically the Big Sur Land Use Plan, the North County Land Use Plan, the Del Monte Forest Land Use Plan, and the Carmel Area Land Use Plan, to replace the term “Caretaker” housing with “Accessory Dwelling Unit” and to add new language that will allow the granting of Density Bonus; and 2) ordinance amending the Monterey County Coastal Implementation Plan, (Title 20 of the Monterey County Code), including: Part 1 (Zoning Ordinance); Part 2 (North County Land Use Ordinance); Part 3 (Development Standards).
Plan Area Implementation Plan); Part 3 (Big Sur Coast Implementation Plan); and Part 4 (Carmel Area Implementation Plan) to update definitions of terms and provide regulations and development standards for 1) Residential Care Facilities; 2) Transitional Housing or Transitional Housing Development; 3) Supportive Housing; 4) Agricultural Employee Housing; 5) Employee Housing; 6) Single Room Occupancy Facilities; 7) Homeless Shelter; 8) Accessory Dwelling Units; 9) Reasonable Accommodation; and 10) Density Bonus and Incentives. **Recommended Action:** Consider an Addendum to the previously adopted Negative Declaration and recommend the Board of Supervisors approve the Land Use Plan amendments and adopt the ordinance.

8. **PRESENTATION ON TREE REMOVAL PERMITS**  
   **Project Planner – Dan Lister/John Ford** – Oral Presentation on tree removals which do not require approval by the Planning Commission. The presentation will describe the criteria for approving tree removal, the process used to authorize removal, process for insuring replacement plantings and provide an overview of where the removals are taking place. **Recommended Action:** Receive oral report.

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.