PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: August 5, 2009, September 30, 2009

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - HEYERMANN CHERYL TR - PLN090315
   PLANNING AREA: CARMEL AREA. PROJECT PLANNER: ELIZABETH GONZALES.
   ENVIRONMENTAL STATUS: EXEMPT. PROJECT DESCRIPTION: APPEAL OF AN
   ADMINISTRATIVE INTERPRETATION BY THE DIRECTOR OF PLANNING OF THE APPLICABILITY AND
   INTENT OF THE REGULATIONS FOR HISTORIC RESOURCES (SECTION 20.64.300 OF MONTEREY
   COUNTY CODE) AS IT APPLIES TO THE PROPOSED ADDITION TO THE EXISTING HISTORIC
   STRUCTURE LOCATED AT 2575 14TH AVENUE, CARMEL (PLN090171). (ASSESSOR'S PARCEL
   NUMBER: 009-401-019-000) CARMEL LAND USE PLAN AREA, COASTAL ZONE. RECOMMENDED
   ACTION: DENY APPEAL.

2. 9:00AM - ENEA ROBERT S ET AL - PLN070333
   PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: CRAIG SPENCER.
   ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT
   DESCRIPTION: COMBINED DEVELOPMENT CONSISTING OF THE FOLLOWING: 1) A COASTAL
   ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 4,713 SQUARE FOOT
THREE-LEVEL SINGLE FAMILY DWELLING, WITH AN ATTACHED 619 SQUARE FOOT GARAGE AND APPROXIMATELY 466 CUBIC YARDS OF GRADING; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF A 849 SQUARE FOOT DETACHED SENIOR UNIT; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 33 MONTEREY PINE TREES; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (YADON'S PIPERIA); AND 5) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1440 OLEADA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-331-007-000), SOUTHEAST OF THE INTERSECTION OF FOREST LAKE AND OLEADA ROAD, DEL MONTE FOREST AREA, COASTAL ZONE. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT

3. 9:45AM - CHOPIN ENTERPRISES LP - PLN080017
   PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONVERSION OF AN APPROVED TEST WELL (PLN060263) TO A DOMESTIC PRODUCTION WELL. THE PROPERTY IS LOCATED AT 24479 SAN JUAN ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-012-013-000), CARMEL WOODS AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT.

4. 10:30AM - ORDINANCE TO AMEND CHAPTER 20.60 AND RELATED SECTIONS OF TITLE 20 RELATING TO SIGNS - PLN070228
   PLANNING AREA: COASTAL ZONE PROJECT PLANNER: LAURA LAWRENCE. NOTE: STAFF HAS WITHDRAWN THIS ITEM FROM THE AGENDA AND IT WILL NOT BE HEARD ON NOVEMBER 18.

5. 11:00AM - 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.

6. 1:30PM - MID VALLEY FIRE PROTECTION DISTRICT - GPZ090003
   PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: STATUTORILY EXEMPT. PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT TO CHANGE GENERAL PLAN LAND USE DESIGNATION FROM "PUBLIC-QUASI-PUBLIC" TO "LOW DENSITY RESIDENTIAL"; REZONE A 0.35 ACRE PARCEL FROM "PUBLIC-QUASI-PUBLIC" ZONING DISTRICT TO "LOW DENSITY RESIDENTIAL" DISTRICT. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION TENTATIVE MAP TO ALLOW A DIVISION OF A 1.98 ACRE PARCEL INTO TWO PARCELS OF 0.35 ACRES (PARCEL 1) AND 1.63 ACRES (PARCEL 2). PARCEL 1 INCLUDES AN EXISTING SINGLE FAMILY DWELLING, AND PARCEL 2 INCLUDES THE EXISTING MID-VALLEY CARMEL VALLEY FIRE STATION; 2) A VARIANCE TO ALLOW A REDUCTION OF THE MINIMUM LOT SIZE FROM 1 ACRE TO .35 ACRES IN THE "LOW DENSITY RESIDENTIAL" DISTRICT. THE PROPERTY IS LOCATED AT 8455 CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-061-014-000), CARMEL VALLEY MASTER PLAN AREA. RECOMMENDED ACTION: DENY PROJECT

7. 1:30PM - PERMIT EXTENSIONS - PD090361
   PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: CARL HOLM. PROJECT DESCRIPTION: ADOPT ORDINANCES AMENDING TITLE 20 (COASTAL) AND TITLE 21 (NON-COASTAL) TO ESTABLISH A ONE-TIME, 24-MONTH, EXTENSION FOR VALID PERMITS IN EFFECT
AS OF JANUARY 1, 2009 (COUNTYWIDE). RECOMMENDED ACTION: RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS

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.

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.