PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: March 10 and 31, 2010

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - GONZALEZ GUSTAVO A & BARBARA J SMITH - PLN090200
    PLANNING AREA: GREATER MONTEREY PENINSULA. PROJECT PLANNER: DELINDA ROBINSON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT FOR DEVELOPMENT ON SLOPE EXCEEDING 30% AND DESIGN APPROVAL TO CLEAR VIOLATION (CE090187). THE DEVELOPMENT CONSISTS OF: 1) INSTALLATION OF NEW SEPTIC SYSTEM, CONSTRUCTION OF RETAINING AND GARDEN WALLS; EXPANSION OF DECK AND STAIRS, CONSTRUCTION OF NEW STAIRS AND REPAIR OF PORTION OF FOUNDATION ON A SLOPE EXCEEDING 30%; 2) RELOCATION OF GUEST PARKING; 3) CONSTRUCTION OF ADDITIONAL GARDEN WALLS; AND 4) ADDITION OF WIRE MESH FENCING ON FRONT PROPERTY LINE; AND REQUEST FOR A WAIVER OF CODE ENFORCEMENT FEES FOR USE PERMIT. THE PROPERTY IS LOCATED AT 25476 FLANDERS DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 015-112-007-000), WEST OF FLANDERS DRIVE BETWEEN WHITMAN CIRCLE AND ROW PLACE, GREATER MONTEREY PENINSULA AREA. RECOMMENDED ACTION: APPROVE PROJECT
2. **9:00AM - COUNTY OF MONTEREY - PLN080273**  
**PROJECT PLANNER:** JOE SIDOR. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT AND USE PERMIT FOR THE CONSTRUCTION OF APPROXIMATELY 65,531 SQUARE FEET OF PAVED SHOULDERS AND DRAINAGE IMPROVEMENTS TO BLACKIE ROAD WITHIN THE EXISTING RIGHT OF WAY, INCLUDING CURVE WARNING SIGNAGE, CENTER LINE RUMBLE-STRIPS, RE-STRIPIING, AND APPROXIMATELY 300 LINEAR FEET OF RETAINING WALLS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 47 TREES (44 OAK AND 3 EUCALYPTUS, INCLUDING 5 LANDMARK OAK AND 1 LANDMARK EUCALYPTUS); 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 25 PERCENT; 5) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; AND GRADING CONSISTING OF APPROXIMATELY 8,100 CUBIC YARDS OF CUT AND 5,350 CUBIC YARDS OF FILL. THE PROJECT ALSO INCLUDES THE REMOVAL OF 20 TREES (11 OAK AND 9 EUCALYPTUS, INCLUDING 5 LANDMARK OAK) IN THE INLAND AREA, WHICH IS EXEMPT FROM PERMIT REQUIREMENTS UNDER MONTEREY COUNTY CODE 21.64.260.F.2. **RECOMMENDED ACTION:** ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT

3. **9:45AM - POLKOW STEVEN L TR - PLN080266**  
**PROJECT PLANNER:** ELIZABETH GONZALES. **PLANNING AREA:** CARMEL LAND USE. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 1,529 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 3,676 SQUARE FOOT, THREE LEVEL SINGLE FAMILY DWELLING WITH 1,284 SQUARE FOOT LOCATED COMPLETELY BELOW GRADE; 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITH POSITIVE ARCHAEOLOGICAL REPORTS; 3) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF A 48" PLANTED AND DISEASED CYPRUS TREE; 6 FOOT HIGH, 158 LINEAR FOOT RETAINING WALL WILL BE REPLACED AT THE REAR OF THE PROPERTY AND CONTINUED AROUND THREE SIDES OF THE PROPERTY; GRADING (500 CUBIC YARDS CUT/50 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 26478 CARMELO STREET, CARMEL AREA LAND USE PLAN, COASTAL ZONE. **RECOMMENDED ACTION:** ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT WITHOUT THE RETAINING WALL

4. **10:30AM - 2010 DRAFT MONTEREY COUNTY GENERAL PLAN - PLN070525**  
**PROJECT PLANNER:** ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** PUBLIC HEARING CONTINUED FROM APRIL 14, 2010 TO CONSIDER THE 2010 DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT. **RECOMMENDED ACTION:** CONDUCT HEARING AND CONTINUE TO MAY 12, 2010.

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.

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