Pledge of Allegiance

A. Roll Call

B. Public Comments

C. Agenda Additions, Deletions and Corrections

D. Approval of Minutes: November 18, 2015

E. Commissioner Comments, Requests and Referrals

F. Scheduled Items

1. 9:00 AM - Mohssin Idris (Urban Housing Communities) - PLN150730
   Project Planner: David Mack. Project Location: Merritt Street and Poole Street.
   Assessor’s Parcel No: 030-171-001-000. Permit Type: Use Permit. Planning Area: North County. Environmental Status: Previously Certified EIR. Project Description: Continued from November 18, 2015. Combined Development Permit consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom unit) apartment veterans housing complex and 3,300 square foot community center building; and 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval.
   Recommended Action: Consider previously certified EIR and Approve Project
2. 9:00 AM - Bitterwater Mine – Owners - Bray Albert L TR/Bray Alvin J TR - PLN150772

Project Planner: Ramon Montano. Project Location: Bitterwater Road, approximately 5 miles northeast of King City. Assessor’s Parcel No(s): 419-131-005-000, 419-131-017-000, 419-131-019-000, 419-131-020-000, 419-131-021-000, and 419-131-024-000. Permit Type: Permit Extension. Planning Area: Central Salinas Valley. Environmental Status: Addendum to Previously Approved Negative Declaration. Project Description: Amendment to condition Numbers 4 and 12 of previously approved Use Permit PC93019 to extend the term of the Mine Use Permit and Reclamation Plan for an additional 20 years. The Permit allowed the removal, crushing and screening of natural materials (aggregate), an asphalt batch plant, and reclamation plan for the Clark Pit (Bitterwater) Mine [CA Mine ID #91-27-009]. Recommended Action: Continue hearing to January 27, 2016.

3. 9:00 AM - Rhein Timothy J/Kathleen M TRS – Owners - Sims James K/Catherine M - REF150100

Project Planner: Daniel Lister. Project Location: 26387 Isabella Ave Carmel. Primary Parcel No: 009-463-019-000. Permit Type: Appeal. Planning Area: Carmel LUP. Environmental Status: Categorical Exemption. Project Description: Appeal of Administrative Interpretation of the Zoning Ordinance regarding the Director of RMA-Planning’s interpretation of the definition of “Height of Structure” when reviewing fences along or on retaining walls. Recommended Action: Deny appeal

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.