PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: September 14, 28, and October 12, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM – PEBBLE BEACH COMPANY – PLN100138

Project Description: Local Coastal Program (LCP) Amendments to the text and policies of the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan (CIP, Parts 1 and 5), including land use re-designations and zoning re-classifications at multiple locations. The LCP amendments consist primarily of: Updates to the text in the Del Monte Forest portions of the LCP to reflect current conditions including, but not limited, to ESHA, forest resources, hazards, scenic and visual resources, cultural resources, land use & development, circulation, water & wastewater, housing, and public access; Correcting errors and inconsistencies within the Del Monte Forest portions of the LCP; The addition of the Pebble Beach Concept Plan (included in Chapter 3 in the LUP), which includes provisions for the Company to dedicate and preserve most of its undeveloped land, and for it to develop and redevelop a limited number of other areas, some of which include certain natural resources; The addition of the Pebble Beach Concept Plan as new Section 20.147.095 in the CIP to establish certain specific standards concerning ESHA, wetlands, dunes, streams, riparian corridors, and their related setbacks/buffers for Concept Plan areas, provided that certain criteria are met; Updates to and the addition of new LUP Figures; Removal
of the Open Space Advisory Committee (known as “OSAC”) Plan from the LUP to allow future updates to the Plan without an LCP amendment; Amendments in the LUP with corresponding amendments in the CIP. The LCP Amendments are required to allow development of the Pebble Beach Company Concept Plan, consisting of the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. **Recommended Action:** Recommend Approval to Board of Supervisors.

2. **10:00 AM – PEBBLE BEACH COMPANY (WATER SUPPLY TANK) – PLN100608**  
   **Project Planner:** Ramon Montano. **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of a 800,000 gallon potable water storage tank for fire suppression adjacent to an existing 800,000 gallon tank; grading of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of 74 Monterey Pine trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) to merge the two parcels into one parcel of approximately 0.73 acres. The property is located at 4049 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-111-015-000 and 008-111-014-000), Del Monte Forest Area, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project.

3. **10:30 AM – ENVIRONMENTAL HEALTH PRESENTATION**  
   At the request of the Planning Commission, Environmental Health Bureau will give a brief presentation on alternative water sources in the event a private water well fails. Cheryl Sandoval and Janna Faulk, Environmental Health Bureau. **Recommended Action:** No action required.

4. **NO ITEM SCHEDULED**

5. **1:30PM – KEIG DANIEL J TR – PLN110318**  
   **Project Planner:** Steve Mason. **Environmental Status:** Exempt. **Project Description:** Zoning Ordinance to: 1) rezone an approximately 598.41 acre parcel (APNs 241-221-012-000 and 243-201-012-000) from the "WSC/40 (CZ)" and "WSC/80 (CZ)" [Watershed and Scenic Conservation, 40 acres per unit and 80 acres per unit, Coastal Zone] and "WSC/40 SpTr (CZ)" and "WSC/80 SpTr (CZ)" [Watershed and Scenic Conservation, 40 acres per unit and 80 acres per unit, Special Treatment Overlay, Coastal Zone] zoning classifications to the "WSC/199.47 (CZ)" [Watershed and Scenic Conservation, 199.47 acres per unit, Coastal Zone] zoning classification (per Condition #4 in Minor Subdivision Committee Resolution No. 96007 and Condition #5 in Minor Subdivision Committee Resolution 03009); and 2) rezone an approximately 11.46 acre parcel (APN 243-201-013-000) from the "WSC/40 SpTr (CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Special Treatment Overlay, Coastal Zone] zoning classifications to the "WSC/11.46 (CZ)" [Watershed and Scenic Conservation, 11.46 acres per unit, Coastal Zone] zoning classification (per Condition #4 in Minor Subdivision Committee Resolution No. 96007). The parcels are located at and near 200 Crest Road, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Recommend approval to the Board of Supervisors.

6. **1:30PM – CONNOLLY PATRICK J/GINGER F TRS – PLN110580**  
   **Project Planner:** Laura Lawrence. **Environmental Status:** Exempt. **Project Description:** Zoning ordinance to rezone an approximately 2 acre parcel from the "LDR/2-D (CZ)" [Low Density Residential, 2 acres per unit, Design Control Overlay District, Coastal Zone] zoning classification to the "LDR/2-D-HR (CZ)" [Low Density Residential, 2 acres per unit, Design Control and Historic Resources Overlay Zoning Districts, Coastal Zone] zoning classification.
The property is located at 1207 Sombria Ct., Pebble Beach (Assessor's Parcel Number 008-291-024-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Recommend Approval to the Board of Supervisors

7. **1:30PM – CALTRANS – PLN110552**  
   **Project Planner:** Joe Sidor.  
   **Environmental Status:** Statutorily Exempt.  
   **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of a 600 linear foot viaduct, including the demolition of the existing roadbed; 2) a Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Seacliff Buckwheat); and 5) a Coastal Development Permit to allow development on a coastal bluff. The project site is located at post mile 59.9, Highway 1 (within the Caltrans right-of-way; no Assessor's Parcel Number assigned to project site), Big Sur, Coastal Zone. Related to PLN110124 (Emergency Coastal Development Permit). **Recommended Action:** Approve Project

8. **1:30PM – BERLIN ANDREW T TR – PLN110257**  
   **Project Planner:** Daniel Lister.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,960 square foot one-story single family dwelling and 66 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading (2,573 cubic yards cut, 2,573 cubic yards fill); 2) Coastal Development Permit for development within 750 feet of an archaeological resource; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for a Lot Line Adjustment to merge two parcels into one parcel; and 5) Design Approval. The properties are located at 36000 & 35986 Highway 1, Carmel (Assessor's Parcel Numbers 243-231-025-000 & 243-231-026-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project.

9. **2:00PM – CIRULNICK ARTHUR E/WEISS JACQUELINE – PLN100565**  
   **Project Planner:** Valerie Negrete.  
   **Environmental Status:** Categorically Exempt and Certify EIR.  
   **Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit for the construction of an approximately 4,982 square foot single family dwelling (including 3,736 square foot first floor and a 1,246 square foot basement level), an 642 square foot attached three-car garage, a 195 square foot pool, 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet of covered terraces, approximately 626 linear feet of garden walls, 3,391 square foot paved driveway and parking area and grading (approximately 1,400 cubic yards fill and 100 cubic yards of cut); 2) a Use Permit for the removal of 24 oak trees (including 8 landmark trees); 3) a Use Permit for the development on slopes over 30%; and a Design Approval. The property is located at 38 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-003-000), Santa Lucia Preserve, Greater Monterey Peninsula Area Plan. **Recommended Action:** Consider the Certified Santa Lucia Preserve EIR and Approve Project.

10. **2:30PM – PROOF OF ACCESS ORDINANCE – PLN060127**  
    **Project Planner:** Carl Holm.  
    **Project Description:** CONTINUED FROM NOVEMBER 9, 2011. Consider Ordinances amending Titles 20 and 21 of the Monterey County Code to establish regulations for new development that would intensify use of a private road or access easement (“Proof of Access”). **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.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

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