PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: March 25 and April 29, 2015

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - BARNETT DONALD B/LISA M TRS - PLN150055
   Project Planner: Ashley Nakamura. Project Location: 21 Boronda Rd., Carmel Valley. Assessor’s Parcel No: 189-071-004-000. Permit Type: Use Permit. Planning Area: Carmel Valley Master Plan. Environmental Status: Categorical Exemption. Project Description: Use Permit and Design Approval to allow the demolition of an existing 180 square foot kitchen addition and the reconstruction of a 345 square foot kitchen addition to an existing historic structure. Recommended Action: Approve Project.

2. 9:00 AM - NACHAZEL DAVID/GEORGEANNE - PLN150184
   Project Planner: Daniel Lister. Project Location: 75 Fourth St., Spreckels. Assessor’s Parcel No: 177-053-015-000. Permit Type: Use Permit and Design Approval. Planning Area: Greater Salinas. Environmental Status: Categorical Exemption. Project Description: Use Permit to allow the construction of a 492 square
foot detached garage/workshop within a Historic Resources (“HR”) Zoning Overlay District, and a Design Approval. **Recommended Action:** Approve Project.

3. **9:00 AM - HOUSING SUCCESSOR AGENCY OF MONTEREY COUNTY (FORMERLY REDEVELOPMENT AGENCY OF MONTEREY COUNTY) - PLN150211**

   **Project Planner:** Daniel Lister.  **Project Location:** 9, 11 & 14 Kents Court, Pajaro and 77, 85, & 87 Railroad Ave, Royal Oaks.  **Assessor’s Parcel No(s):** 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000.  **Permit Type:** Use Permit.  **Planning Area:** North County.  **Environmental Status:** Categorical Exemption.  **Project Description:** Use Permit extension to allow the continued use of 19 mobile homes as housing for low-income families and temporary housing for displaced families, as previously approved (PLN030581) and extended in 2010 (PLN100148).  **Recommended Action:** Approve Project.

4. **10:00 AM - MONTEREY COUNTY LOCAL COASTAL PROGRAM – LAND USE PLAN AND HOUSING ORDNANCE AMENDMENTS – REF140049**

   **Project Planner:** Craig Spencer.  **Environmental Status:** Addendum to previously adopted Negative Declaration.  **Project Description:** CONTINUED FROM FEBRUARY 25, 2015.  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 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.

5. **10:00 AM – GENERAL PLAN CONSISTENCY DETERMINATION FOR CAPITAL IMPROVEMENT PLAN (CIP) 2015-2016 - COUNTY OF MONTEREY - REF130106**

   **Project Planner(s):** Craig Spencer, RMA-Planning and Ogarita Carranzo, RMA-Public Works.  **Permit Type:** Report.  **Project Description:** Planning Commission review and report to the Board of Supervisors regarding General Plan Consistency for the County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2015/2016.  **Recommended Action:** Adopt Resolution and transmit report 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.

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.