PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - DAMSCHEN BRIAN/MOORE KELLY - PLN140485
   Project Planner: Ashley Nakamura. Project Location: 39 Railroad Ave, Spreckels.
   Assessor’s Parcel No(s): 177-033-008-000. Permit Type: Use Permit and Design Approval. Planning Area: Greater Salinas. Environmental Status: Categorical Exemption. Project Description: Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Spreckels Historic Resources Zoning District. Recommended Action: Approve Project

2. 9:00 AM - FLORES ANDRES J/FLORES LESLIE P - PLN140554
   Project Planner: David Mack. Project Location: 4134 Sunridge Rd, Pebble Beach. Assessor’s Parcel No(s): 008-072-001-000. Permit Type: Combined Development Permit. Planning Area: Del Monte Forest LUP. Environmental Status: Negative Declaration. Project Description: Combined Development Permit to allow: 1) a
Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit for the removal of 36 Monterey Pine trees; and 3) Design Approval. **Recommended Action:** Adopt Negative Declaration and Approve Project

3. **9:00 AM - BARDIS CHRISTO/SARA - PLN140715**  
   **Project Planner:** Daniel Lister.  
   **Project Location:** 1525 Riata Rd, Pebble Beach.  
   **Assessor’s Parcel No(s):** 008-341-026-000.  
   **Permit Type:** Minor and Trivial Amendment.  
   **Planning Area:** Del Monte Forest LUP.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN120663) to allow a 201 square foot storage/laundry room addition, an 873 square foot observation deck on the roof and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet.  
   **Recommended Action:** Approve Project

4. **9:00 AM - LECRAW SUSAN TR ET AL - PLN130608**  
   **Project Planner:** Joseph Sidor.  
   **Project Location:** 48320 Hwy 1, Big Sur.  
   **Assessor's Parcel No(s):** 420-171-043-000, 420-171-044-000.  
   **Permit Type:** Coastal Development Permit.  
   **Planning Area:** Big Sur Coast.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel 1, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel 2, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and an after-the-fact Design Approval to clear a violation (file 12CE00258) to allow the demolition of approximately 200 square feet of an existing 526 square foot garage/workshop; construction (replacement) of a 240 square foot shed and two 5,000 gallon water tanks.  
   **Recommended Action:** Approve Project

5. **10:30 AM - PEDRAZZI JAMES N TR ET AL - PLN130552**  
   **Project Planner:** Joseph Sidor.  
   **Project Location:** River Road, south of Parker and Corey Roads, Salinas.  
   **Assessor’s Parcel No(s):** 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000.  
   **Permit Type:** Minor Subdivision.  
   **Planning Area:** Toro.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** Minor Subdivision Tentative Map to allow the division of a 940.272 acre parcel into six (6) parcels for agricultural purposes (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres).  
   **Recommended Action:** Adopt Negative Declaration and Approve Project

6. **10:30 AM - MONTEREY PENINSULA REGIONAL PARK DISTRICT - PLN130417 (Palo Corona Regional Park)**  
   **Project Planner:** Joseph Sidor.  
   **Project Location:** Palo Corona Regional Park, east of Highway 1, between Ribera (south) and Oliver (north) Roads.  
   **Assessor’s Parcel No(s):** 243-081-008-000.  
   **Permit Type:** Combined Development Permit.  
   **Planning Area:** Carmel LUP.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes in excess of 30% (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow...
development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading. **Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project

7. **10:30 AM - SALINAS VALLEY SOLID WASTE AUTHORITY - PLN140633 (Lewis Road)**
   Project Planner: Luis Osorio. **Project Location:** 1010 Lewis Rd, Royal Oaks. **Assessor’s Parcel No(s):** 412-102-006-000. **Permit Type:** Combined Development Permit. **Planning Area:** North County. **Environmental Status:** Negative Declaration. **Project Description:** Use Permit for the development of a "Wireless Telecommunications Collocation Facility." The facility includes the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing, to be owned and operated by the Monterey County Emergency Communications Department. **Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project

8. **1:30 PM - HENRY MILLER MEMORIAL LIBRARY – PLN140947**
   Project Planner: Luke Connolly/Luis Osorio. **Project Location:** 48603 Hwy 1. **Assessor’s Parcel No.:** 420-181-006-000. **Permit Type:** Combined Development Permit. **Planning Area:** Big Sur Coast LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of 1) Coastal Development Permit for use of an existing structure for a memorial library/bookstore/gift shop and 2) Coastal Development Permit for deviation from parking standards. **Recommended Action:** Approve Project

9. **1:30 PM - COUNTY OF MONTEREY NORTH MONTEREY COUNTY LAND USE ADVISORY COMMITTEES - REF140091**
   Project Planner: Anna Quenga. **Environmental Status:** Statutory Exemption. **Project Description:** Consider establishing a Land Use Advisory Committee (LUAC) for the Castroville Community Plan Area and merging the two North County Land Use Advisory Committees (Board of Supervisors Referral No. 2014.06). **Recommended Action:** Recommend adoption to the Board of Supervisors.

10. **1:30 PM - COUNTY OF MONTEREY – ZONING MAPS UPDATE - REF140023**
    Project Planner: Grace Bogdan. **Planning Area:** Inland Areas. **Project Description:** Status Report to Planning Commission regarding Zoning Maps Update. **Recommended Action:** Receive report

11. **1:30 PM - COUNTY OF MONTEREY - ARCHAEOLOGICAL RESOURCES STANDARDS - REF110065**
    Project Planner: Craig Spencer. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM NOVEMBER 12, 2014. Ordinance to amend Section 21.66.050 (Archaeological Resources Standards) of Title 21 (non-coastal zoning) of the Monterey County Code to establish new policies and procedures for the protection of archaeological resources and amend Title 2 of the Monterey County Code to add Chapter 2.95 to establish a Native Californian Advisory Panel consistent with
2010 General Plan Goals OS-6 and OS-8. **Recommended Action:** Recommend adoption of Ordinance to Board of Supervisors

**G. OTHER MATTERS:** Resignation – Carmel Valley LUAC – Mary Kleinbardt

**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.