pledge of allegiance

A. Roll Call

B. Public Comments

C. Agenda Additions, Deletions and Corrections

D. Approval of Minutes: June 27, and July 11, 2012

E. Commissioner Comments, Requests and Referrals

F. Scheduled Items

1. 9:00 AM - Lundquist Richard C/Melanie F TRS - PLN110114

Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. 
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12.5 foot sections of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for the removal and replanting of one 7" Monterey cypress; 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit for development on slopes greater than 30%; and 6) Design Approval. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone. Recommended Action: Continue to a date uncertain
2. **9:00 AM – MASSY MEHDIPOUR (SIGNAL HILL LLC) - PLN100418**  
**Project Planner:** Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM JULY 11, 2012. After-the-fact permit to clear CE090288 consisting of a Coastal Development Permit and Restoration Plan for the removal of two Monterey Cypress trees, extensive pruning of three Monterey cypress trees and dune disturbance in an environmentally sensitive habitat area. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

3. **9:00 AM – MONTEREY REGIONAL ENVIRONMENTAL PARK, MARINA (MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT) - PLN120402**  
**Project Planner:** Liz Gonzales. **Environmental Status:** Negative Declaration adopted by MRWMD. **Project Description:** Use Permit to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Environmental Park approved under Use Permit 965090PC, which previously expired. The proposal also includes the addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons/year of green waste and food waste as a pilot project. The property is located at 14201 Del Monte Boulevard, Marina (Assessor's Parcel Numbers 175-061-002-000 and 175-061-003-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Consider Negative Declaration adopted by MRWMD and Approve Project.

4. **10:00 AM – LAGUNA SECA OFFICE BUILDING (MCINTOSH VILLAS LLC) - PLN020332**  
**Project Planner:** Craig Spencer. **Environmental Status:** Addendum to the Certified EIR. **Project Description:** Combined Development Permit consisting of: 1) A Use Permit and General Development Plan to allow the construction of a 20,306 square foot two-story professional office building and associated grading (Approx. 3,850 cubic yards cut and 3,350 cubic yards fill), on Lot 5 of the Laguna Seca Office park subdivision; 2) A Use Permit to allow the removal of 43 Coast Live Oak trees; 3) An Administrative Permit to allow development in the Site Plan ("S") zoning district; and 4) A Design Approval. The property is located at 24491 Citation Court, Monterey (Assessor's Parcel Number 173-121-005-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Consider Addendum together with the previously approved Laguna Seca Office Park EIR and approve Use Permit and General Development Plan.

5. **10:00 AM – BUILDING ORDINANCE AMENDMENT (COUNTY OF MONTEREY) - REF110058**  
**Project Planner:** Craig Spencer. **Environmental Status:** Exempt. **Project Description:** This ordinance amends Chapter 18.12 of the Monterey County Code to add additional requirements and incentives for incorporating “green” building principles and practices into new development in the unincorporated area of Monterey County. Current Chapter 18.12 incorporates the 2010 California Green Building Standards Code, also known as “CALGreen,” into the Monterey County Code and provides incentives for voluntary compliance with CALGreen Tier 1 and Tier 2 measures. CALGreen uses building concepts that encourage sustainable construction practices and increase energy efficiency, water efficiency and conservation, and other material conservation and resource efficiency in the design and construction of buildings. This ordinance retains the 2010 California Green Building Standards Code in the Monterey County Code with the following modifications: it requires new County of Monterey government facilities and major remodels of County facilities to be designed to meet CALGreen Tier 1 efficiency levels or their functional equivalent; it updates the incentives for new private development to comply voluntarily with CALGreen Tier 1 and Tier 2 Standards or equivalent green building rating systems; and it generally requires new non-residential structures that are greater than 25,000 square feet to provide on-site renewable energy generation for at least 15 percent of the projected
energy demand. **Recommended Action:** Adopt a resolution that recommends that the Board of Supervisors adopt the ordinance.

6. **1:30 PM - CYPRESS POINT CLUB - PLN110380**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan and Approve Project

7. **1:30 PM - ALADIN PROPERTIES - PLN100669**  
   **Project Planner:** Taven Kinison Brown. **Environmental Status:** Exempt. **Project Description:** General Development Plan to outline allowable uses, operation standards and design regulations at an existing commercial-industrial facility comprised of three buildings totaling 28,438 square feet. The property is located at 11455 Wood Street, Castroville (Assessor's Parcel Number 030-231-006-000) and is bounded by Del Monte Avenue, Wood Street and the Union Pacific Railroad, Castroville Community Plan, North County Area Plan. **Recommended Action:** Approve Project

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.