Monterey County Planning Commission

AGENDA
Wednesday, October 10, 2012

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Amy Roberts    Vice-Chair: Jose Mendez    Secretary: Mike Novo

Commissioners:

Paul C. Getzelman
Jay Brown
Amy Roberts
Luther Hert
Don Rochester

Cosme Padilla
Aurelio Salazar, Jr
Jose Mendez
Martha Diehl
Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: August 8, and August 29, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - CYPRESS POINT CLUB - PLN120163
Project Planner: Joe Sidor. Environmental Status: Addendum to adopted Mitigated Negative Declaration. Project Description: Amendment to a previously approved Combined Development Permit (PLN970480). The original permit consisted of: 1) a Coastal Development Permit for coastal bluff restoration along the 15th and 16th greens of Cypress Point Golf Course; 2) a Coastal Development Permit for development on slopes in excess of 30 percent; and a Design Approval. The property is located westerly of 17 Mile Drive, Pebble Beach (Assessor’s Parcel Numbers 008-271-006-000 and 008-272-012-000), Del Monte Forest Land Use Plan, Coastal Zone.

This Amendment (PLN120163) consists of: 1) a Coastal Development Permit and Design Approval for the construction of an approximately 70 linear foot seawall along the 15th green; 2) a Coastal Development Permit to allow development on slope exceeding 30%; 3) a Coastal Development Permit to allow development within 100 feet
of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (approximately 50 cubic yards of cut). 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, Coastal Zone. **Recommended Action:** Consider Addendum together with adopted Mitigated Negative Declaration, adopt Mitigation Monitoring and Reporting Plan, and approve the Amendment.

2. **9:00 AM - COUNTY OF MONTEREY WIND TURBINE ORDINANCE (SMALL-SCALE) – REF110055**

**Project Planner:** Jacqueline Onciano. **Project Description:** CONTINUED FROM SEPTEMBER 12, 2012. Workshop to consider and provide direction on the development of a proposed Wind Turbine Ordinance (Small-Scale) (REF110055) for the unincorporated areas of the County of Monterey that would allow the ministerial approval of small-scale wind energy systems for residential, small commercial and agricultural uses. The purpose of the workshop is to seek public input and receive direction from the Monterey County Planning Commission regarding Small-Scale Wind Turbines. **Recommended Action:** Hold workshop and receive direction from Planning Commission.

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.