PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: July 10 and 31, 2013

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - SEA GARDEN LP - PLN130379
   Project Planner: John Ford. Environmental Status: Exempt. Project Description: Appeal of Zoning Administrator’s denial of a Variance to the maximum six foot (6‘) fence height and encroachment into the rear yard setback to allow a ten (10) foot tall chain link fence to be constructed six inches from the rear of the property line. The property is located at 10603 Axtell Street Castroville (Assessor’s Parcel Number 030-011-013-000 & 030-011-014-000) North County Area Plan, Castroville Community Plan. Recommended Action: Grant Appeal

2. 9:00 AM - STATE OF CALIFORNIA - PLN100309
   Project Planner: Joe Sidor. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of approximately 750 linear feet of new trails, restoration/rehabilitation of habitat on approximately 33,425 linear feet (6.33 miles) of trail segments, improvements to approximately 15,550 linear feet (2.95 miles) of existing trail segments, repair and replacement of wood and cable
steps at two existing locations, improvements to 22 existing and/or relocated overlooks, repair to 17 existing trail gate areas, installation of new park signage, and construction of three pedestrian bridges at Soberanes Creek and Doud Creek; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development on property with positive archaeological reports; and 5) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. The property is located at Garrapata State Park, Highway 1 ((Assessor’s Parcel Numbers 243-241-006-000 to 243-241-010-000 and 243-241-012-000, 243-271-001-000 to 243-271-007-000, 243-271-009-000 and 243-271-010-000, 243-212-012-000, and 243-212-015-000), Big Sur Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

G. OTHER MATTERS – LAND USE ADVISORY COMMITTEE

*Reappointments:*
North County Non-Coastal LUAC – John Robinett
South Coast LUAC – Jerry Provost

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.