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 - MONTEREY COUNTY PLANNING COMMISSION - PD070806
   Project Description: Planning Commission Nominating Committee presents nominations for Chair and Vice-Chair. Recommended Action: Elect new Chair and Vice-Chair.

2. 9:00 AM – GRANDEUR VENTURES – PLN130297
   Project Planner: David Mack. Environmental Status: Categorically Exempt.
   Project Description: Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling. The project also includes restoration of additional unpermitted grading on slopes in excess of 25%. Colors and materials consist of: white (windows), dark chocolate (doors), aluminum (railing), and kiln (residence). The property is located at 26135 Zdan Road, Carmel Valley (Assessor's Parcel Numbers
416-071-005-000, 416-071-004-000, and 416-071-003-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Approve Project

3. **9:00 AM – ESSICK JAMES H JR/VIRGINIA R TRS – PLN130747**
   - **Project Planner:** Daniel Lister.  
   - **Environmental Status:** Categorically Exempt. 
   - **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 28 dead trees (27 Monterey Pine/1 Oak); and 3) a Design Approval. The property is located at 3336 Ondulado Road, Pebble Beach (Assessor’s Parcel Number 008-302-027-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **10:00 AM – COUNTY OF MONTEREY – TITLE 19 (INLAND SUBDIVISION ORDINANCE AND TITLE 21 (INLAND ZONING) – REF1000058**
   - **Project Planner:** Nadia Amador.  
   - **Environmental Status:** Categorically Exempt. 
   - **Project Description:** Ordinance amending Title 19 (non-coastal subdivision ordinance) and Title 21 (non-coastal zoning ordinance) of the Monterey County Code to establish notification and hearing procedures to address inactive land use discretionary permit applications. **Recommended Action:** Recommend Approval to Board of Supervisors

5. **10:00 AM – COUNTY OF MONTEREY – RIDGELINE DEVELOPMENT – REF130052**
   - **Project Planner:** Grace Bogdan.  
   - **Environmental Status:** Statutorily Exempt. 
   - **Project Description:** Hold a public workshop to consider and provide direction to staff on amending Section 21.66.010 of Monterey County Code related to ridgeline development, pursuant to Monterey County 2010 General Plan Policies OS-1.3 through OS-1.6. **Recommended Action:** Conduct workshop and provide direction to staff.

6. **10:00 AM - COUNTY OF MONTEREY – TRAFFIC IMPACT FEE - REF130108**
   - **Project Planner:** Saba Engineer.  
   - **Project Description:** Hold a Public Workshop to consider and provide direction to staff on implementing a Countywide Traffic Impact Fee program pursuant to Monterey County 2010 General Plan Policies C-1.2.c and C-1.8. **Recommended Action:** Conduct workshop and provide direction to staff.

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.