PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: February 12, February 26, and March 12, 2014

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM – GRANDEUR VENTURES – PLN130297
   Project Planner: David Mack. Environmental Status: Categorically Exempt.
   Project Description: CONTINUED FROM MARCH 26, 2014. 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: Continue hearing to a date uncertain.
2. **9:00 AM - SONOMA LANE LLC - PLN130553**  
   Project Planner: Ramon Montano. **Environmental Status:** Categorical Exemption.  
   **Project Description:** CONTINUED FROM MARCH 26, 2014. Combined Development Permit consisting of: 1) A Coastal Development Permit for a Lot Line Adjustment between two contiguous legal lots of record resulting in an equal exchange of 839 square feet between Lot A (0.459 acres) and Lot B (0.327 acres), to correct a non-conforming side setback for the residence by increasing it from 10 feet to 20 feet on the west side of Lot A; 2) A Variance to maintain an existing legal non-conforming setback of 16 feet on the east side of Lot A, maintain an existing site coverage of 18% and allow the relocation of existing deck area; 3) A Coastal Administrative Permit to allow the development of a 120 square foot long access road and staging area located on Lot B (grading less than 100 cubic yards of cut and fill); a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and Design Approval to increase second story floor area from 2,413 square feet to 2,561 square feet and reduce the floor area on the third floor from 716 square feet to 665 square feet; and replace all exterior siding, doors, windows and roof materials; colors and materials: siding cementitious panel (gray), all windows and doors to be replaced with dark bronze anodized aluminum framed windows and doors; wood decks (natural redwood), railings (stainless steel) and metal standing seam roof (dark grey). The contiguous properties are located west of Highway 1 (Assessor's Parcel Numbers 241-311-005-000 and 241-311-006-000), at 175 Sonoma Lane Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

3. **9:00 AM - KCAC INC (RAVA BUSINESS PARK) - PLN130400**  
   Project Planner: Daniel Lister. **Environmental Status:** Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) a Use Permit to allow the installation of a non-commercial wireless communications facility to expand and enhance farming operations and communications. The facility consists of a 120 foot lattice tower with 24 panel antennas and 4 microwave dishes, a 1,200 square foot equipment storage building, and a 25 gallon diesel backup generator; and 2) Use Permit to allow ridgeline development. The property is located at 52103 Cattleman Road, King City (Assessor's Parcel Number 235-091-001-000), Central Salinas Valley Area Plan. **Recommended Action:** Adopt the Negative Declaration and Approve Project

4. **9:30 AM - COUNTY OF MONTEREY – ENERGY AND WATER EFFICIENCY LANDSCAPE ORDINANCE - REF110056**  
   Project Planner: Anna Quenga. **Environmental Status:** Statutory Exemption. **Project Description:** CONTINUED FROM MARCH 12, 2014. Workshop to discuss and consider the proposed Water and Energy Efficiency Landscape Ordinance (REF110056) for the unincorporated areas of the County of Monterey to reduce water and energy consumption through landscape design and techniques. The purpose of the workshop is to seek public input and receive direction from the Planning Commission. **Recommended Action:** Conduct workshop and provide direction to staff

5. **10:00 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – PLANNING – AMEND TITLE 21 - REF130051**  
   Project Planner: Grace Bogdan. **Environmental Status:** Categorical Exemption. **Project Description:** Amend Title 21 (non-coastal zoning ordinance) of the Monterey
County Code to 1) remove use permits to allow the exploration for and removal of oil and gas in residential districts, 2) require an additional use permit for the utilization of well stimulation treatments on new and existing wells and 3) define new terms. This ordinance applies to the non-coastal unincorporated area of the County of Monterey. 

**Recommended Action:** Continue the hearing to April 30.

6. **10:30 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – PLANNING - TITLE 21: GENERAL PLAN AMENDMENT ORDINANCE - REF130066**

*Project Planner:* Martin Carver/Jacqueline Onciano. *Planning Area:* County-Wide (Inland Areas Only). *Environmental Status:* Statutorily exempt per Section 15060 (c)(3) and 15378 (b)(5) of the California Environmental Quality Act (CEQA) Guidelines. *Project Description:* Amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code to add chapter 21.91 (General Plan Amendments) to provide procedures to amend the Monterey County General Plan. The new chapter would limit the number of general plan amendments to two times each year, with certain exceptions. It also requires comprehensive and cumulative review of general plan amendments and provides a process for early assessment of general plan amendments. This ordinance applies to the non-coastal unincorporated area of the County of Monterey. **Recommended Action:** Recommend Adoption to the Board of Supervisors

7. **10:30 AM - COUNTY OF MONTEREY – RIGHT TO FARM ORDINANCE - REF130040**

*Project Planner:* Nadia Amador. *Environmental Status:* Categorical Exemption. *Project Description:* CONTINUED FROM MARCH 12, 2014. Right-to-Farm ordinance amending Chapter 16.40 (Protection of Agricultural Activities) of the Monterey County Code in order to implement General Plan Policy No. AG-1.9, which requires increased protection from nuisance claims through strengthening of the "Right-to-Farm" ordinance. **Recommended Action:** Continue hearing to May 14, 2014

G. **OTHER MATTERS: ACCEPT RESIGNATION – Brian Lyke – Big Sur Land Use Advisory Committee**

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.