

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 10, 2014 Time: 9:10 A.M.	Agenda Item No.: 2
Project Description: Consider continuing the hearing to a date uncertain regarding a Design Approval to allow for the construction of a 659 square foot garage to be attached to the existing single family dwelling and workshop. Materials and colors to match the existing.	
Project Location: 41000 Highway 1, Monterey (Big Sur)	APN: 418-171-004-000
Planning File Number: PLN130889	Owner: Scott Givens Agents: Christine Kemp & Arden Handshy
Planning Area: Big Sur Land Use Plan	Flagged and staked: Yes
Zoning Designation: WSC/40-D (CZ) [Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303	
Department: RMA - Planning Department	

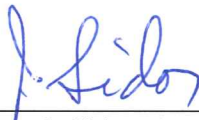
RECOMMENDATION:

Staff recommends the Zoning Administrator continue the public hearing from April 10, 2014, to a date uncertain, regarding PLN130889/Givens.

DISCUSSION:

The Applicant requests a Continuance from the April 10, 2014, public hearing. Per recommendations provided by the Big Sur LUAC, the Applicant proposes to submit revised plans for a carport instead of an enclosed garage. The Big Sur LUAC will review the revised plans at a future meeting, and the project will then be rescheduled for public hearing before the Zoning Administrator. Therefore, staff requests a Continuance to a date uncertain.

Prepared by:



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April 3, 2014

This request was reviewed by Luke Connolly, Planning Services Manager.



cc: Front Counter Copy; Zoning Administrator; Luke Connolly, Planning Services Manager; Joseph Sidor, Project Planner; Scott Givens, Owner; Arden Handshy, Agent; Christine Kemp, Agent; Carl Dauphine, Interested Party; David Sweigert, Agent for Interested Party; The Open Monterey Project; LandWatch; Planning File PLN130889.