

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 29, 2015 Time: 9:50 AM	Agenda Item No.: 4
Project Description: Continued from November 13, 2014. Consider continuing the hearing to a date certain regarding a Design Approval of the materials, colors, and design of retaining walls and signage associated with public access improvements directed by the California Coastal Commission.	
Project Location: 48123 Highway 1, Big Sur	APNs: 419-321-010-000 and 419-321-015-000
Planning File Number: PLN140729	Owner/Applicant: WTCC Ventana Investors V LLC (Ventana Inn) Agent: Ray Parks
Planning Area: Big Sur Coast Land Use Plan	Flagged and staked: NA
Zoning Designation: VSC-D (CZ) [Visitor-Serving Commercial, with Design Control Overlay (Coastal Zone)] and WSC/40-D (CZ) [Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically exempt per Section 15311 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator continue the public hearing regarding PLN140729/Ventana Inn from January 29, 2015, to a date certain on February 26, 2015.


DISCUSSION:

The Applicant requests a Continuance from the January 29, 2015, public hearing to allow time for the Applicant, California Coastal Commission staff, and interested parties to meet and attempt to resolve outstanding differences. Therefore, staff requests a Continuance to a date certain on February 26, 2015.

Prepared by:



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January 22, 2015

This request was reviewed by John Ford, RMA Services Manager 

cc: Front Counter Copy; Zoning Administrator; California Coastal Commission (John DelArroz); John Ford, RMA Services Manager; Joseph Sidor, Project Planner; WTCC Ventana Investors V LLC (Ventana Inn), Owner; Semi Salmi, Agent; Ray Parks, Agent; David Sweigert, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Pam Conant, Interested Party; John Ramistella, Interested Party; Kenneth Wright, Interested Party; Pam Silkwood, Interested Party; Ventana Wildlife Society (Kelly Sorenson), Interested Party; John Harrington, Interested Party; Carolyn Kleefeld, Interested Party; John Cluett, Interested Party; Bill Rodgers, Interested Party; Mike Freed, Interested Party; Lydia Graham, Interested Party; Robert Thompson, Interested Party; Paul Witt, Interested Party; Isa Jenkins-Starkey, Interested Party; Mike Niemann, Interested Party; Branham Rendlen, Interested Party; Mark Wolfe, Interested Party; USFS (Tim Short), Interested Party; Planning File PLN140729