

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 26, 2015	Agenda Item No.: 3
Project Description: Continued from November 13, 2014, and January 29, 2015. Consider continuing the public 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	

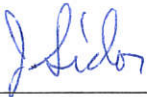
RECOMMENDATION:

Staff recommends that the Zoning Administrator continue the public hearing regarding PLN140729/Ventana Inn from February 26, 2015, to a date certain on March 12, 2015.


DISCUSSION:

The Applicant requests a Continuance from the February 26, 2015, public hearing to allow time for the Applicant to prepare revised application materials based on the results of a meeting with California Coastal Commission staff and interested parties, which occurred on February 13, 2015. Therefore, staff requests a Continuance to a date certain on March 12, 2015.

Prepared by:



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February 18, 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