

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 12, 2015	Agenda Item No.: 2
Project Description: Continued from November 13, 2014, and January 29 and February 26, 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 March 12, 2015, to a date certain on April 9, 2015.

DISCUSSION:

The Applicant and staff request a Continuance from the March 12, 2015, public hearing to allow time for staff to review and respond to revised application materials to be submitted by the Applicant and Coastal Commission staff. The revised materials are being prepared based on the results of a meeting between California Coastal Commission staff and interested parties, which occurred on February 13, 2015. Therefore, staff requests a Continuance to a date certain on April 9, 2015.

Prepared by:



Joseph Sidor, Associate Planner
755-5262; sidorj@co.monterey.ca.us
March 4, 2015

mf

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, John Ramistella, Kenneth Wright, Pam Silkwood, Ventana Wildlife Society (Kelly Sorenson), John Harrington, Carolyn Kleefeld, John Cluett, Bill Rodgers, Mike Freed, Lydia Graham, Robert Thompson, Paul Witt, Ellen Benjamin, Isa Jenkins-Starkey, Mike Niemann, Branham Rendlen, Mark Wolfe, and USFS (Tim Short), Interested Parties; Planning File PLN140729