

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 8, 2007;	Agenda Item
Project Description: Combined Development Permit (PLN050296/Rocky Point Restaurant) to allow after-the-fact permits (Violation#: CE990087) consisting of: Coastal Administrative Permit to for development of accessory structures appurtenant to the principal allowed use including construction of two concrete decks, one retaining wall, and a redwood deck and gazebo, installation of outdoor lighting along the coastal bluff, replacement of water tanks on neighboring property (assessor's parcel number 243-262-003-000), and replacement/expansion of an existing restaurant sign; Coastal Development Permit for development within the critical viewshed; Coastal Development Permit for development on slopes of 30% or greater; Coastal Development Permit for development within 100 feet of an environmentally sensitive habitat area (ESHA); and Design Approval.	
Project Location: 36700 Highway 1, Monterey Approximately 12 miles south of Carmel	APN: 243-262-004-000
Planning File Number: PLN050296	Name: Rocky Point Restaurant Horst Mieth, General Manager
Plan Area: Big Sur Coast Land Use Plan	Flagged and staked: No
Zoning Designation: VSC-D(CZ) and WSC(40)	
CEQA Action: Mitigated Negative Declaration	
Department: RMA- Planning Department	

RECOMMENDATION: Staff recommends that the Planning Commission CONTINUE PLN050296 to September 12, 2007.

OVERVIEW: This item has been continued multiple times while staff has continued to address issued identified by the Commission on March 28, 2007. The last item to address has to do with an easement over County-owned property. Research has found that an easement needs to be negotiated, so staff has started this process. This can be done as a condition of approval provided that there is a specific milestone for the timing (e.g. building permits). If there is no appropriate timing, then staff would require recordation of an easement before acting on the project. Staff recommends continuing the project to September 12, 2007 with direction for the staff report to include a condition tying the easement timing to removal of the "Notice of Violation" recorded for this property.

Carl P. Holm, AICP, Acting Planning Services Manager
(831) 755-5103; holmcp@co.monterey.ca.us
July 27, 2007

cc: Planning Commission (10); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; CDF-Coastal; Code Enforcement (D. Campos), Planning (M Novo), Carl Holm; Carol Allen; Applicant (H. Mieth); Representatives (M. Cochran/H. Appe), Interested Parties (J. Auburn, B. Nye, K. Knoll), California Coastal Commission, Project File