

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 6
Project Description: Consider continuing the hearing to a date certain regarding a Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes exceeding 30 percent (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading.	
Project Location: Palo Corona Regional Park, east of Highway 1 between Ribera and Oliver Roads	APN: 243-081-008-000
Planning File Number: PLN130417	Owner/Applicant: Monterey Peninsula Regional Park District (MPRPD)
Planning Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: WSC/40-D-SpTr (CZ) [Watershed and Scenic Conservation, 40 acre minimum, with Design Control and Special Treatment Overlays (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration, per CEQA Guidelines Section 15096	
Department: RMA – Planning	

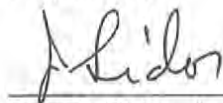
RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing from December 10, 2014, to a date certain on January 14, 2015, regarding PLN130417/Monterey Peninsula Regional Park District (MPRPD).

DISCUSSION:

Staff requests a Continuance from the December 10, 2014, public hearing. Pursuant to the Monterey County Zoning Ordinance (Title 20), Section 20.84.040.A.4, public hearing notices shall be posted by the Applicant on and near the subject property at least ten days prior to the first scheduled public hearing. On the Affidavit of Posting returned to RMA-Planning, the Applicant certified that the required notices were posted on December 3, 2014, only seven days prior to the scheduled public hearing date. Therefore, staff requests a Continuance to a date certain on January 14, 2015.

Prepared by:



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December 3, 2014

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

cc: Front Counter Copy; Planning Commission; Carmel Highlands Fire Protection District; RMA - Public Works; RMA - Environmental Services; Parks Department; Environmental Health Bureau; Water Resources Agency; Sheriff's Office (Monterey); Caltrans, District 5; California Coastal Commission; Luke Connolly, RMA Services Manager; Joseph Sidor, Project Planner; MPRPD (Tim Jensen), Owner/Applicant; Big Sur Land Trust, Interested Party; Christine Kemp, Interested Party; The Open Monterey Project; LandWatch; Planning File PLN130417