

## MONTEREY COUNTY PLANNING COMMISSION

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| <b>Meeting:</b> January 14, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Time:</b> 9:00 AM | <b>Agenda Item No.:</b> 2                                                 |
| <b>Project Description:</b> <b>Continued from December 10, 2014.</b> Consider continuing the hearing to a date uncertain 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. |                      |                                                                           |
| <b>Project Location:</b> Palo Corona Regional Park, east of Highway 1 between Ribera and Oliver Roads                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      | <b>APN:</b> 243-081-008-000                                               |
| <b>Planning File Number:</b> PLN130417                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      | <b>Owner/Applicant:</b> Monterey Peninsula Regional Park District (MPRPD) |
| <b>Planning Area:</b> Carmel Area Land Use Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      | <b>Flagged and staked:</b> No                                             |
| <b>Zoning Designation:</b> WSC/40-D-SpTr (CZ)<br>[Watershed and Scenic Conservation, 40 acre minimum, with Design Control and Special Treatment Overlays (Coastal Zone)]                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                                                                           |
| <b>CEQA Action:</b> Mitigated Negative Declaration, per CEQA Guidelines Section 15096                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |                                                                           |
| <b>Department:</b> RMA – Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                                                           |

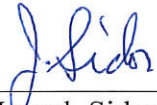
### RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing from January 14, 2015, to a date uncertain, regarding PLN130417/MPRPD.


### DISCUSSION:

Staff requests a Continuance from the January 14, 2015, public hearing to allow the Applicant time to address the potential cumulative traffic impacts on Highway 1 in greater detail. The Applicant submitted a Traffic Operations Analysis (LIB140274) for the project; however, the traffic report did not analyze regional/cumulative impacts north of the Highway 1 intersection with Carmel Valley Road. Staff has coordinated this request with the Applicant, and MPRPD agrees with the need for a continuance. Therefore, staff requests a Continuance to a date uncertain.

Prepared by:



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January 7, 2015

This request was reviewed by John Ford, 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