



Monterey County Planning Commission

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Agenda Item No. 1

Legistar File Number: PC 18-027

April 11, 2018

Introduced: 3/29/2018

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN150805 - LOBOS RIDGE (Continued from 2/28/18)

Continue public hearing to a date uncertain for up to 12 months.

Project Location: Easterly of State Highway One and Point Lobos State Park at 3400 Red Wolf Drive, Carmel.

RECOMMENDATION:

It is recommended that the Planning Commission grant Big Sur Land Trust's request to continuance their application (PLN150805) to a date uncertain for up to 12 months to allow opportunity to address questions raised at the February 28, 2018 Planning Commission hearing.

PROJECT INFORMATION:

Property Owners: The Big Sur Land Trust,

APN: 416-011-007-000

Parcel Size: 27.9 acres

Zoning: "WSC/80-D (CZ) "Watershed and Scenic Conservation, 80 acres per unit, Design Control District (Coastal Zone)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

SUMMARY:

On February 28, 2018, this project came before the Planning Commission with a recommendation for approval to allow limited development through the creation of three optional building areas. Big Sur Land Trust requested more time to discuss with their Counsel the addition of this condition. The Planning Commission opened the hearing, and staff presented the item before the Planning Commission. There was some discussion of the proposal before the project was continued to April 11, 2018.

On March 15, 2018, staff received the attached letter from the Big Sur Land Trust requesting a Continuance to a date uncertain, up to twelve months, to further address questions raised about the timing of conditions during the staff presentation and Planning Commission's discussion of the proposed project on February 28, 2018. Since the matter is being continued to a date uncertain, a new public notice will be published. In addition, staff will review the Mitigated Negative Declaration relative to any changes.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- ✓ Environmental Health Bureau
- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- ✓ Carmel Highlands Fire Protection District

Prepared by: Elizabeth Gonzales, Associate Planner x5102
Reviewed by: Brandon Swanson, RMAN Planning Services Manager
Approved by: John M. Dugan, AICP, RMA Deputy Director of Land Use and Community
Development

The following attachment is on file with the RMA:

Attachment A - Request for Continuance

cc: Front Counter Copy; Planning Commission; Carmel Highland Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Jacqueline R. Onciano, RMA Chief of Planning; Brandon Swanson, RMA Services Manager; Elizabeth Gonzales, Project Planner; The Big Sur Land Trust, Owners; Rich Hamilton, Chief Operating Officer; The Open Monterey Project; LandWatch; Dale Ellis, interested party; Planning File PLN150805.