



Monterey County Zoning Administrator

Agenda Item No. 1

Legistar File Number: ZA 18-064

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

October 11, 2018

Introduced: 10/3/2018

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN180334 - BRADLEY

Continue the public hearing on PLN180334 to a date uncertain for consideration of additions to an existing single family dwelling

Project Location: 3226 San Lucas Road, Carmel.

RECOMMENDATION:

It is recommended that the Zoning Administrator grant applicant's request to continue their application (PLN180334) to a date uncertain for up to 12 months to allow opportunity to address questions raised at the October 1, 2018 Carmel Unincorporated Land Use Advisory Committee hearing regarding additional work outside the original scope of the project.

PROJECT INFORMATION:

Property Owners: Harlan Bradley

APN: 009-051-003-000

Parcel Size: .27194 acres

Zoning: "MDR/2-D (CZ) "Medium Density Residential, 2 acres per unit, Design Control District (Coastal Zone)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

On October 1, 2018, this Administrative Design Approval came before the Carmel Unincorporated Highlands Land Use Advisory Committee (LUAC) after a request for a public hearing. The LUAC requested additional information from the agent representing the applicant, who in turn asked for a continuance of the LUAC hearing. The agent has also requested a continuance of the Zoning Administrator hearing in order to address the LUAC's concerns and provide RMA Planning with additional project information related to proposed development that was not included in the original scope of work.

On October 2, 2018, staff received the attached letter from the applicant requesting a continuance to a date uncertain, to further address issues raised by the LUAC on October 1. Since the matter is being continued to a date uncertain, a new public notice will be published. In addition, staff will review any additional application materials to determine what, if any, additional entitlements are needed to cover the revised scope of the work.

OTHER AGENCY INVOLVEMENT:

No other agencies have reviewed the project.

Prepared by: Yasmeen Hussain, Associate Planner x6407
Reviewed by: Brandon Swanson, RMAN Planning Services Manager
Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community
Development

The following attachment is on file with the RMA:

Exhibit A Applicant Request for Continuance

cc: Front Counter Copy; Zoning Administrator; Jacqueline R. Onciano, RMA Chief of Planning;
Brandon Swanson, RMA Services Manager; Yasmeen Hussain, Project Planner; Harlan Bradley,
Owner; Joel Panzer, Agent; Ernie Lostrom, interested party; The Open Monterey Project;
LandWatch; Planning File PLN180334.