



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: 14-592, **Version:** 1

Request to continue Public Hearing to July 22, 2014 to consider:

- a. Appeal by Jeff Taylor from the Planning Commission's decision approving the application by Heritage Development LP for a Combined Development Permit;
 - b. Addendum together with the previously certified EIR for the Santa Lucia Preserve;
 - c. Approval of a Combined Development Permit consisting of: 1) a Minor Subdivision vesting tentative map to allow the subdivision of three lots of 20.69 acres, 20.78 acres and 62 acres (total 103.2 acres) into a 4 lot subdivision of 10.4, 11.9, 20.1 and 60.8 acres; 2) a Use Permit to allow the removal of 20 protected Coastal live oak trees; 3) a Use Permit for development on slopes greater than 30%; and 4) an Administrative Permit and Design Approval for development in a Design Control and Site Plan District for a 100,000 gallon water storage tank and grading (approximately 45,000 cubic yards cut and 45,000 cubic yards fill).
- (Combined Development Permit - PLN060603/Heritage Development, 27050/25070/27080 Rancho San Carlos Road, Carmel, Carmel Valley Master Plan)

PROJECT INFORMATION:

Planning File Number: PLN060603

Owner: Heritage Development LP/ Jeff Taylor

Project Location: 27050/25070/25070 Ranch San Carlos Road, Carmel

APN: 157-181-006-000, 157-181-007-000, 157-181-008-000

Agent: Maureen Wruck Planning Consultants (Joel Panzer)

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

CEQA Action: Addendum to EIR certified February 1996.

RECOMMENDATION:

It is recommended that the Board of Supervisors continue the hearing on this item to July 22, 2014 to allow the applicant to complete their revised design work.

SUMMARY:

On March 18, 2014, the Board of Supervisors opened the public hearing to consider the applicant's appeal of the Monterey County Planning Commission approval of the Combined Development Permit and Minor Subdivision vesting tentative map. During the hearing the applicant presented that he would like the ability to explore new design options and requested a continuance. The applicant met onsite with representatives from the County and discussed ideas, which included flagging and staking alternative building envelopes and staking access roads to demonstrate the feasibility of the access. The applicant is continuing to work on these measures and requests a continuance to July 22, 2014. Staff concurs with this continuance and recommends that the Board continue the hearing.

FINANCING:

Funding for staff time associated with this project is included in the land use department's Adopted Budgets, including through payment of all appropriate appeal fees.

Prepared by: John H. Ford, RMA Services Manager ext. 5158
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Benny Young, Director Resource Management Agency

cc: Front Counter Copy; John H. Ford, Planning Services Manager; Jeff Taylor, Applicant/Owner; Maureen Wruck Planning Consultants (Joel Panzer), Agent; The Open Monterey Project; LandWatch; Project File PLN060603.