



Monterey County Zoning Administrator

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Agenda Item # 2

Legistar File Number: ZA 16-042

October 27, 2016

Introduced: 10/18/2016

Current Status: Agenda Ready

Version: 1

Matter Type: ZA

PLN160067/ Duncan & Duncan

Public hearing to consider action on a General Development Plan, Use Permit and Design Approval, to allow mixed residential/commercial uses, including a detached garage.

Proposed CEQA Action: Categorical Exemption per Section 15303(c) of CEQA Guidelines 8 El Caminito Road, Carmel, Carmel Valley Master Plan Area.

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

1. Find the proposed project exempt from CEQA per Section 15303 of the CEQA Guidelines; and
2. Approve the project consisting of:
 - a. General Development Plan and to allow a mixed use residential/commercial building within Light Industrial Zoning District; and
 - b. Use Permit to allow for the conversion of commercial space to residential space within an existing commercial/retail building resulting in two residential apartments totaling about 1,700 square feet and three commercial spaces totaling about 2,000 square feet; and
 - c. Design Approval to allow construction of a 1,536 detached garage.

Subject to 18 conditions of approval (**Exhibit B**).

PROJECT INFORMATION:

Parcel Size: 0.42 acres

APN: 187-433-039-000

Zoning: LC-D-S-RAZ

Land Use Designation: Commercial

Agent: James & Carol Duncan

Plan Area: Carmel Valley Master Plan Area

Flagged and Staked: Yes

SUMMARY:

An existing 3,483 square foot building currently contains a community theater, two commercial office spaces, and a single one bedroom caretaker's apartment. The applicant seeks to convert space within an existing building from commercial use to residential use, add a 207.90 square foot bathroom to the existing building, and to construct a detached 1,536 square foot garage. As proposed, this project would convert the 1,249 square foot community theater into a second one bedroom apartment, add a 207.90 square foot bathroom to the area dedicated to the office

spaces, and construct a 1,536 square foot detached garage. Half of the area of the detached garage would be dedicated to the on-site commercial office spaces while the other half would be dedicated to the two residential apartments. The total area of the site dedicated to commercial use would be 2,766.90 square feet composed of four office spaces (totaling 1,791 sf), the proposed bathroom addition (207.90 sf), and half of the proposed detached garage (768 sf). The total area of the site dedicated to residential use would be 2,460 square feet which would include two (2) one bedroom apartments (1,692 sf) and half of the area of the proposed detached garage (768 sf). The total building area of the proposed project would be 5,226.90 square feet. As shown on the site plan, the proposed project has a larger overall footprint than existing conditions, but does so without the removal of trees or adversely affecting protected resources. Staff finds that the proposed project is appropriate for the location and recommends the Zoning Administrator approve the proposal.

CEQA:

The proposed project has been determined to be categorically exempt from CEQA under section 15303(c) of the state CEQA guidelines.

Land Use Advisory Committee (LUAC) Review:

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on June 6, 2016. The LUAC recommended approval of the project by a vote of 8-0 (**Exhibit D**). All LUAC concerns have been addressed by conditions of approval, which have been incorporated into Exhibit C of this staff report, specifically condition nos. 5 and 14 (exterior lighting and parking lot access).

OTHER AGENCY INVOLVEMENT:

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

- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- ✓ Monterey County Regional Fire Protection District
- ✓ Carmel Valley Land Use Advisory Committee

Departments/Agencies marked with an ✓ recommended conditions of approval.

Prepared by: Michael Baker International

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Reviewed by: John Guertin, RMA Deputy Director *JG*

Approved by: Carl Holm, AICP, RMA Director *CH*

Attachments:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan and Elevations
- Vicinity Map

Exhibit D - Land Use Advisory Committee Minutes

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Duncan & Duncan LLC (James & Carol Duncan), Owner; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160067