



# County of Monterey Planning Commission

## Agenda Item No.4

Legistar File Number: PC 24-129

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

January 08, 2025

**Introduced:** 12/17/2024

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

### **PLN210306 - CARMEL SELF STORAGE INVESTMENTS LLC**

Continued from October 30, 2024 - public hearing to consider construction of an 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings), removal of one Oak tree, and associated drainage, driveway, and fencing improvements partially within 200 feet of the Carmel River floodplain.

**Project Location:** Terminus of Center Street near corner with Berwick, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

### RECOMMENDATION:

It is recommended that the Planning Commission continue this hearing to February 26, 2025.

### PROJECT INFORMATION:

**Agent:** Gail Hatter

**Property Owner:** Carmel Self Storage LLC

**APN:** 169-131-024-000

**Parcel Size:** 2.04 acres

**Zoning:** Heavy Commercial with Design Control, Site Plan Review and Residential Allocation  
Zoning District overlays (HC-D-S-RAZ)

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

**Planner:** Mary Israel, ext. 5183, [israelm@countyofmonterey.gov](mailto:israelm@countyofmonterey.gov)

### SUMMARY:

The project is located at the terminus of Center Street near the intersection with Berwick Drive, Carmel Valley, adjacent to the Berkwick Manor subdivision, and is subject to the policies of the 2010 General Plan, Carmel Valley Master Plan (CVMP) and regulations of the County of Monterey Inland Zoning Ordinance (Title 21). The narrowest property boundary of the subject parcel fronts Carmel Valley Road. The proposed project includes construction of an 71,540 square foot two-story self-storage facility with an office and bathroom within 5 buildings, removal of one Oak tree, and associated drainage, driveway, onsite wastewater system, and fencing improvements. The proposed entrance is directly from Center Street.

At the first project hearing on October 30, 2024, the Planning Commission heard testimony from staff, the applicant and public and considered the project design. The Planning Commission voted to continue the item to a date certain of January 8, 2025 in order for the applicant to redesign the rear section of the project (Building A) to allow a social trail to persist. The applicant provided another plan set in the week that the staff report draft was due but HCD did not find the plans provided clear information as to where the trail would be. In order to allow the project applicant sufficient time to prepare a plan set that HCD finds suitable to bring before the Planning Commission, staff requests the hearing be continued to February 26, 2025.

Prepared by: Mary Israel, Supervising Planner

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

cc:Front Counter Copy; Zoning Administrator; Monterey County Regional Fire District; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau - Land Use; Mary Israel, Planner; Anna Ginette Quenga, AICP, Principal Planner; Carmel Self Storage LLC, Property Owner; Gail Hatter, Agent; Tracy Kaufman, Interested Party; Joe Moita, Moita Law, Interested Party; Michael Hagerty, Interested Party; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch; Project File PLN210306.