



Monterey County Planning Commission

Agenda Item No. 3

Legistar File Number: PC 17-028

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PLN020398-AMD1 - MONTEREY HOLDINGS, LLP

Amendment to Combined Development Permit (PLN020398/Bay Laurel, LLC) and Design Approval (PLN150244 and PLN150661) to allow the replacement and reconfiguration of previously approved office and maintenance buildings.

Project Location: 415 Carmel Valley Road, Carmel CA, Carmel Valley Master Plan

Proposed CEQA Action: Consider the previously adopted Mitigated Negative Declaration.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution to:

- a. Find the project consistent with a previously approved Mitigated Negative Declaration; and
- b. Amend a Combined Development Permit (PLN020398/Bay Laurel, LLC) and Design Approval (PLN150244 and PLN150661) as follows:
 1. Replace and reconfiguration of a previously approved office and maintenance buildings (totaling 3,840 square feet):
 - Building #1 - 1,440 square foot (previously approved square footage)
 - Building #2 - 1,440 square foot (previously approved square footage)
 - Building #3 - 960 square foot (previously approved square footage)
 2. Install two (2) new storage container structures (totaling 640 square feet):
 - Shop Container - 160 square foot (new square footage)
 - Storage Container Shed - 480 square foot (new square footage)
 3. Adopt a Mitigation and Monitoring Reporting Plan.

PROJECT INFORMATION:

Property Owner: Monterey Holdings, LLC

Agent: Anthony Lombardo & Associates (Gail Hatter-Crawford)

APN: 187-131-044-000

Parcel Size: 25.345 acres

Zoning: LDR1-D-S-RAZ | VO-D-S-RAZ | PQP-D-S-RAZ |

(Low Density Residential 1 acre per unit, Visitor Serving/Professional Office, and Public-Quasi Public with Design Control, and Site Plan Review Overlays)

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The subject site is a 25.345-acre parcel located at 415 Carmel Valley Road within the Carmel Valley Master Plan. The existing site consists of 57 hotel units, 16 guest units, two restaurants, spa facility and 3 temporary office buildings and 2 storage units.

On July 29, 2009, a Combined Development Permit (PLN020398/PC Resolution No. 09037) allowed the construction of 16 additional hotel units, 3,000 square foot two-story maintenance, storage and office building in the north-eastern portion of the property and demolition of two structures originally built as single family dwellings.

In March 2015, Design Approval (PLN150244) was approved to allow the placement of three (3) temporary office trailers (totaling 3,840 square feet) in the south-western corner of the property, near the intersection of Laureles Grade Road and Carmel Valley Road. Subsequently, in September 2015 the applicant pursued and received discretionary approval (Design Approval/PLN150661) to place a spa in the north-eastern portion of the property, where the previous Combined Development Permit has originally approved placement of the maintenance, storage and office buildings.

With this amendment, this property will be entitled to install the following in the south-western portion of the project site:

- Modular Building #1 (1,440 square feet)
- Modular Building #2 (1,440 square feet)
- Building #3 (960 square feet)
- Shop Container (160 square feet)
- Storage Container Shed (480 square feet)

This amendment will not affect water use, septic, amount of guest rooms and parking. Proposed colors and materials will blend with existing development on site and the surrounding natural vegetation. All items mentioned are addressed in the General Development Plan. Conditions from PLN020398 will remain with additional conditions from LUAC's recommendations.

OTHER AGENCY INVOLVEMENT:

Environmental Health Bureau

RMA-Public Works

RMA-Environmental Services

Water Resources Agency

Monterey County Regional Fire Protection District

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC). The LUAC expressed concerns pertaining to removal the temporary storage containers and visibility of the proposed structures. Ultimately, the LUAC recommended approval of the project by a vote of 7-0 (no members absent or abstained) (Exhibit D). The LUAC requested the following project amendments, which have been incorporated into the recommended conditions of approval (Conditions 38 and 39):

- a. The removal of the existing temporary storage containers currently located in the rear parking lot (across the tennis courts); and
- b. Provide for additional vegetative/landscape screening of the new structures from both Laureles Grade & Carmel Valley Road.

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David J. R. Mack, AICP, Senior Planner
Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning
Approved by: Carl Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet
Exhibit B - Carmel Valley LUAC Minutes
Exhibit C - Draft Resolution, including:
 C1 - Conditions of Approval
 C2 - Site Plan, Floor Plan and Elevations
 C3 - Originally Approved Site Plan and Elevations
 C4 - Colors
Exhibit D - Vicinity Map
Exhibit E - Mitigated Negative Declaration
Exhibit F - General Development Plan
Exhibit G - Monterey County Planning Commission Resolution No. 09037

cc: Front Counter Copy; Son Pham-Gallardo, Assistant Planner; David J. R. Mack, AICP, Senior Planner; Jacqueline R. Onciano, RMA Chief of Planning; Monterey Holdings, LLC, Owner; Anthony Lombardo & Associate (Gail Hatter-Crawford), Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN020398-AMD1