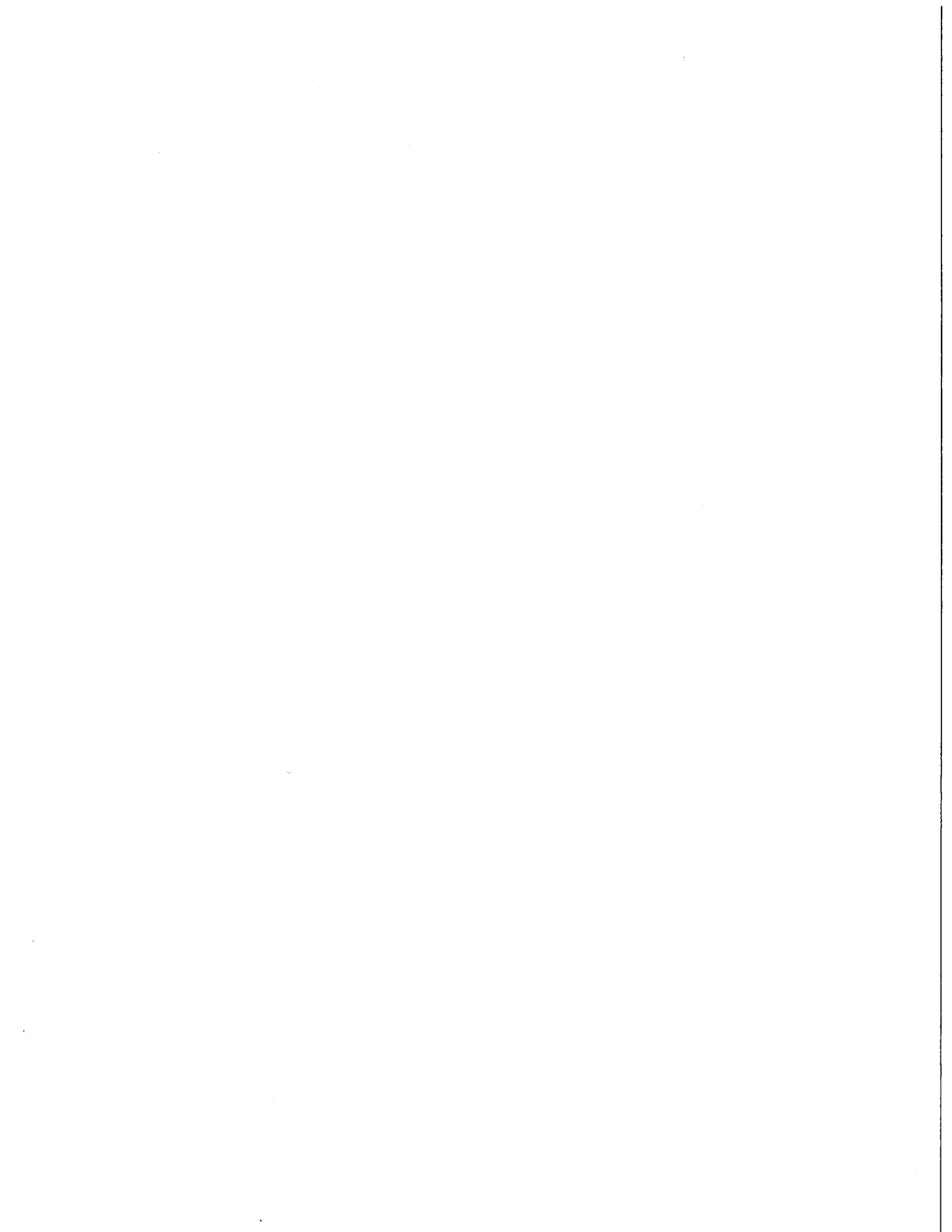


Attachment E
Carmel Valley Land Use
Advisory Committee Minutes

PLN120442



MINUTES
Carmel Valley Land Use Advisory Committee
Monday, December 3, 2012

1. Meeting called to order by Janet Brennan at 6:30 pm

2. **Roll Call**

Members Present: Janet Brennan, Charles Franklin, Judy McClelland, David Burbidge, Neil Agron, John Anzini and Doug Pease

Members Absent: None

3. **Approval of Minutes:**

A. November 5, 2012 minutes

Motion: John Anzini (LUAC Member's Name)

Second: Doug Pease (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Discuss Application of New Ordinances, Role of Land Use Plans, and Update Process

The committee determined that they had an interest in the following plan elements 16-35, 77, 59, 48, 71, 80, 63, 92, 47, 65, 66, 10, 70, 39, 41, and 44

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 7:45 pm

Minutes taken by: Charles Franklin

Minutes received via email January 8, 2013

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **December 3, 2012**

Project Title: STATE OF CA DEPT OF PARKS & RECREATION THE

File Number: PLN120442

File Type: PC

Planner: OSORIO

Location: CARMEL VALLEY RD AREA CARMEL VALLEY

Project Description:

Combined Development Permit including: 1) General Development Plan to allow the addition of an approximately 2.6 Acre portion of property owned by the California State Department of Parks (Assessor's Parcel Number 015-011-005000) To the 3.5-acre site of the Barnyard Shopping Center (Assessor's Parcel Number 015-012-061-000); 2) Variance to allow Signage for the Barnyard Shopping Center to exceed the maximum of 35 square feet allowed by the Zoning Ordinance; And 3) Design Approval for a new Signage Plan for the Barnyard Shopping Center including the construction of a 35 Square foot monument sign fronting on State Highway One along a designated Scenic Highway Corridor. The properties are located generally on the southeastern corner of the Carmel Valley Road/Highway One intersection, (Assessor's Parcel Numbers 015-011-005-000 & 015-012-061-000), Carmel Valley Road Area, Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Rob Carver, Tony Lombardo

Was a County Staff/Representative present at meeting? Luis Osorio (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dick Stott	X		New Subdivision of Park Land without subdivision process
Chris Williams		X	Dramatic change to historic use
Margaret Robbins	X		Change to the rural character of the roadway
Tim Sanders		X	This is a material change from the existing park type uses.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Scenic highway		
Expansion of commercial use without proper procedure		
The project description is badly worded		

ADDITIONAL LUAC COMMENTS

No general Development Permit should be allowed, no variance. The project represents a significant expansion of the use of the property, the project sets a bad precedent for signage on Hwy 1, the sign is too visible, the permit legalizes what is in fact an of site sign.

RECOMMENDATION: Deny the application

Motion by: Janet Brennan (LUAC Member's Name)

Second by: John Anzini (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

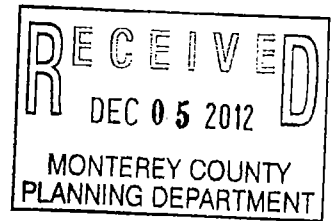
Continued to what date: _____

AYES: 7

NOES: 0

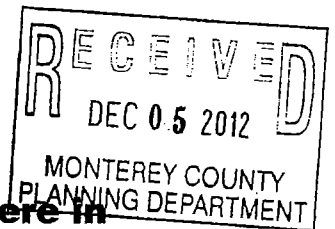
ABSENT: 0

ABSTAIN: 0



Barnyard consistency analysis:

- 1. CV1.12 is a policy for commercial development. The Barnyard events take place in the grassy area behind the Barnyard –land leased from State Parks. This is not commercial.**
- 2. CV3.3 Development plans for the grassy area are not readable. It is not possible to say that views will not be disturbed. According to the lease, grading, electrical work, and an event booth along with metal gates and posts and split rail fences will be constructed.**
- 3. CV 3.5 the proposed signage is anything but low key. If the windmill ^{MOVED} works, this sign is not allowed by the sign ordinance. The painting of the tower was not approved by anyone. Will the Crossroads requests signage liked this if the Barnyard sign is approved?**
- 4. How can State parks land be added, annexed or whatever to the Barnyard when the zoning is not the same. Unless the State Park's land is now actually part of the Barnyard, the two signs on Highway One are illegal because they are not on site. Monterey County in August cited the Barnyard for installation of a freestanding sign adjacent to Highway one and using parcels for public events without a use permit. They were to remove the sign by August 24th and to stop having events by September 17th – nething happened by those dates. In fact, the Barnyard had a tree lighting, caroling, face painting, goat petting, Santa pictures event on December 1st—last Saturday. While most of the**



events were in the Barnyard proper, the goats were in back on State Parks land.

- 5. Use of the property will be recreational in nature and not detract from the visual sensitivity of the area. These pictures were taken at the Winemakers Celebration on August 11 – they don't look very recreational to me. And as for visual sensitivity, the porta potties were still up at noon the following Tuesday**

NUMBER OF EVENTS: When you approved the new lighting at the Barnyard earlier this year, there were posters at the Barnyard listing 10 events. A couple of weeks later there were 27 events lists. And when I met with the previous manager Martini, he gave me a sheet listing a total of 38 events. Before anything is approved, it is critical to understand that the only reason for the Highway one signs is to advertise the events. You need to know how many events are planned for each year and you need to understand that not all events raise money for charity. Examples: 3 Winemaker's dinner, Spring Harvest—Serendipity Farms, Flannigan's Party, Holiday Shopping Event, Oktoberfest,,Shoes Fashion show—these are commercial.

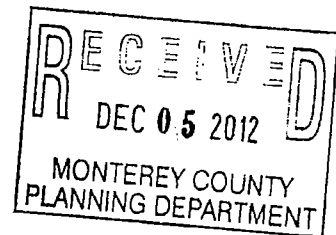
According to Commissioner Diehl, is it generally not allowable to use property for more than 10 events per year

without permanent sanitary facilities. Also, will any of the uses increase water demand, what about traffic –should traffic mitigation fees be paid? Has the Water Management District reviewed the project. What about the Carmel Valley Road Committee. Has the County even reviewed the environment documents.

I request that you send the signage request back to the drawing board and recommend that the Planning Commission do the same. There are too many unanswered questions.

Margaret Robbins
Margaret Robbins

December 3, 2012



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



BUILDING SERVICES

Michael Rodriguez, C.B.O.
Chief Building Official

Planning Department

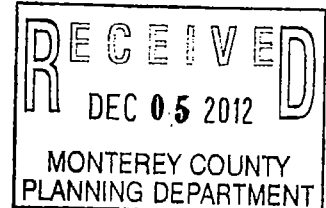
Mike Novo
Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5027
Fax: (831) 757-9516
www.co.monterey.ca.us/rma

August 17, 2012

Department of Parks and Recreation
855 E. Laurel Dr.
Salinas, CA 93905

The Barnyard
P.O. Box 222465
Carmel, CA 93922



Officer:	Josh Bowling
Contact:	(831) 755-5238

COMPLIANCE ORDER & NOTICE OF INTENT TO RECORD NOTICE OF VIOLATION

Violation Location:	Carmel Valley Rd., Carmel & 26400 Carmel Rancho Ln., Carmel (Barnyard Shopping Center)
APN:	015-011-005-000 & 015-012-061-000
Zoning:	PQP-D-S & LC-D-S-RAZ
Case Number:	11CE00342
Review Date:	March 1, 2012
Reviewed By:	Wanda Hickman

The Compliance Order is issued pursuant to the inspection to a specific complaint and may not identify all violations on the property.

The following violation(s) of the Monterey County Code (M.C.C.) or applicable state law exist(s) at the above referenced location.

M.C.C.	Section	Description
21.18		Regulations for Light Commercial Zoning Districts
21.40		Regulations for Public/Quasi-Public Zoning Districts
21.60.080		Agricultural, resource protection and public zoning district sign regulations
21.60.110		Design control and visual sensitivity zoning district sign regulations

Description of Violation(s):

1. Installation of a free standing sign adjacent to Highway 1.
2. Parcels used for public events without a use permit. (015-011-005-000 & 015-012-061-000)

Required Corrective Action(s):

1. Remove the free standing sign constructed adjacent to Highway 1 by August 24, 2012.

2. Discontinue the use of parcels 015-011-005-000 & 015-012-061-000 for public events by September 17, 2012.

Any request for an extension of the corrective action dates must be in writing setting forth the reason supporting the extension.

- **Address to Amy Feagans, Management Specialist**
- **Identify an extension date**
- **Identify the reasons for the extension**
- **Identify the steps taken, to date, to abate the violation(s).**

Additional Required Corrective Action(s):

1. Diligently pursue all actions necessary to correct the violation and obtain final inspection approval on all required permits.
2. Schedule a compliance inspection with the Enforcement Official shown below when all corrective actions are completed.

If permits and/or plans are needed for corrective action, please bring this compliance order with you when you apply for any required permits. Building and planning permits can be obtained at the County Government Center, 168 W. Alisal Street, Second Floor, Salinas, CA.

Pursuant to M.C.C. section 18.52.100, if you wish to present evidence that the violations cited do not exist or for some other reason the Notice of Violation should not be recorded, you may do so on the following. Please call the Inspector assigned to your case to confirm your intent to attend this meeting. Your failure to demonstrate the code violation does not exist, to correct the violation by the date of compliance, or to have the date of compliance extended will result in the Notice of Violation being recorded against your property on or after that date.

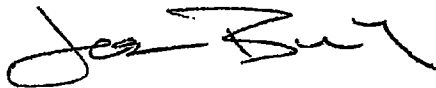
Date/Time	Thursday, August 23, 2012, 8:30 AM
Location	Government Center 168 W. Alisal St., 2 nd Floor, Salinas
Meeting with	Inspector Josh Bowling

FURTHER ENFORCEMENT ACTIONS AS REQUIRED

Your continued failure to correct the violation(s) by the compliance date(s) shown above will result in your case being referred for one or more of the following legal actions and remedies:

1. Administrative hearing before the County Hearing Officer who may assess administrative penalties, require payment of all enforcement costs, authorize liens on the property and authorize the County to perform the work necessary to correct the violation. Amounts for administrative penalties range from \$100 to \$2,500 per day for each day the violation continues to exist past the compliance date up to a maximum administrative penalty of \$100,000.
2. Criminal or civil prosecution by the County District Attorney for failing to comply with any of the mandatory requirements of state law and the Monterey County Code. Unless provision is otherwise made, any person convicted of a misdemeanor under the provisions of the Monterey County Code shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment in the Monterey County Jail for a period of not more than six months or by both such fine and imprisonment.
3. Involuntary placement of the property under a Court appointed receiver, issuance of a permanent or preliminary injunctions and summary abatement of any violation.
4. Recording of notice of violation with the County Recorder.
5. Filing of Notice of Noncompliance with the State of California Franchise Tax Board to prevent income tax deductions for interest, taxes, depreciation, or amortization paid or incurred in the taxable year on properties with substandard housing conditions.
6. Any other available legal remedy.

If you have any further questions regarding this Compliance Order, or can provide any additional information about the violations as described, responsible persons, required corrective actions or compliance date(s) shown above, please contact the undersigned Enforcement Official at (831) 755-5238 as soon as possible.



BY ORDER OF THE ENFORCEMENT OFFICIAL

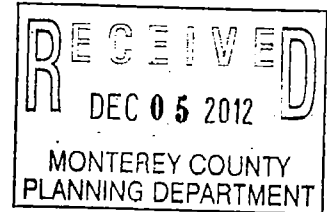
Josh Bowling
Code Enforcement Inspector

Enclosure(s): M.C.C. 1.22
M.C.C. 18.52.100

CC: File
Automation/Documents



Picked up 6/15



2012 Community Events

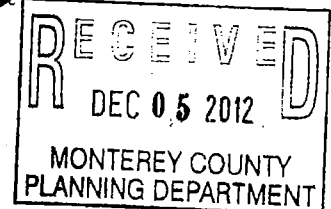
1. Barnyard Spring Event: Saturday April 7th, 10:30-1:00pm. Benefitting The Boys & Girls Club of Monterey County and The Special Kids Crusade.
2. Winemakers Dinner: Thursday April 26th, Dinner with Paraiso Vineyards. Sponsored by Allegro's Gourmet Pizzeria
3. Rats to Riches Rods & Customs Car Show: Friday April 27 from 5-8pm. Benefitting Rats to Riches Car Club a 501-C3
4. Monterey Bay Certified Farmers Market: May-Sept, Tuesdays 9am-1pm.
5. Blessing of the Animals: Sunday May 6th at Noon. Benefitting SPCA of Monterey County
6. Local Spring Harvest Event: May 12th. Presented by Serendipity Farms
7. Winemakers Dinner: Thursday May 17th, Dinner with Bernardus Winery. Sponsored by Allegro's Gourmet Pizzeria
8. Rats to Riches Rods & Customs Car Show: Friday May 25th from 5-8pm Benefitting Rats to Riches Car Club a 501-C3
9. Flanagan's Anniversary Party Weekend: Saturday May 26th & 27th, Flanagan's will celebrate our 2nd Anniversary on Memorial Weekend. We will have an entire weekend of festivities. Last year, it included a visit from Robert "The Ghost" Gerruero, 5 time World champion boxer, promo girls from Tullamore Dew, Live music, a Brazilian BBQ, and many drink specials.
10. Bay Bikes Anniversary Party: June 2nd and 3rd Presented by Bay Bikes of Carmel
11. Non-Profit Showcase: June 13th from 5-7pm. Presented by The Carmel Chamber of Commerce & Carmel Valley Chamber of Commerce
12. Winemakers Dinner: Thursday June 21st, Dinner with Scheid Vineyards. Sponsored by Allegro's Gourmet Pizzeria
13. Rats to Riches Rods & Customs Car Show: Friday June 29th from 5-8pm Benefitting Rats to Riches Car Club a 501-C3
14. Rats to Riches Rods & Customs Car Show: Friday July 27 from 5-8pm Benefitting Rats to Riches Car Club a 501-C3
15. Winemakers Celebration: Saturday, August 11th. Presented by the Barnyard & Monterey County Vintners & Growers Association. From 1:00 to 4:00pm.
16. Concorso Americano: Wednesday August 15. Custom Rods & Car Show. Presented by Rats to Riches Car Club.
17. The Ferrari Event: Saturday, August 18th. From 4:00 to 7:00 pm. Presented by The Barnyard & The Ferrari Owners Club. Benefitting The Juvenile Diabetes Research Foundation
18. Bark For Life- American Cancer Society: Saturday August 25th. Benefitting The American Cancer Society
19. Rats to Riches Rods & Customs Car Show: Friday August 31st from 5-8pm Benefitting Rats to Riches Car Club a 501-C3
20. Monterey Bay Oktoberfest: September 15th & 16th.
21. CV Chamber Chili Cook Off: September 19th. Presented by The Carmel Valley Chamber of Commerce
22. Farm to Table Event: September 22nd. Presented by Serendipity Farms
23. Rats to Riches Rods & Customs Car Show: Friday September 28th from 5-8pm Benefitting Rats to Riches Car Club a 501-C3
24. American Institute of Food & Wine Event: Sunday October 7th. Benefitting The American Institute of Wine & Food
25. Harvest Festival: Sunday October 28th from 3-5pm. Benefitting HOPE Services
26. Holiday Festival-Tree Lighting: Saturday December 1st. Benefitting The Food Bank of Monterey County
27. Holiday Shopping Event: December 13th-15th. Presented by Serendipity Farms

BARN YARD

SHOPPING VILLAGE CARMEL
WHERE CARMEL COMES TOGETHER

2/1

2012 Community Events



1. **E-Waste Event:** January 7th-14th. Benefitting HOPE Services.
2. **Don't Forget the Shoe's Fashion Show:** Thursday February 9th at 7:00pm
3. **Sidewalk Sale:** Saturday February 11th. From 12-7pm. Presented by SmallSea-
4. **Travaille Family Bake Sale Fundraiser:** Saturday February 11th. From 12-3pm.
5. **Flanagan's St. Patrick's Day:** Saturday March 17th. Presented by Flanagan's Irish-American Pub
- ✓ 6. **Barnyard Spring Event:** Saturday April 7th, 10:30-1:00pm. Benefitting The Boys & Girls Club of Monterey County and The Special Kids Crusade.
7. **Artistic Creation Bazaar:** April 7th from 10 to 6 PM Art and Crafts Hosted by Carmel Art Institute and Barnyard Shopping Village.
- ✓ 8. **Connections:** April 20th from 5:00pm to 8:00pm. Hosted by Carolyn Grebing of From Scratch Restaurant.
- ~~9. **Big Sur International Marathon Expo Booth:** Friday & Saturday April 27th & 28th. At Portola Plaza~~
- ~~10. **Winemakers Dinner:** Thursday April 26th. Dinner with Paraiso Vineyards. Sponsored by Allegro's Gourmet Pizzeria~~
- ✓ 11. **Rats to Riches Rods & Customs Car Show:** Friday April 27 from 5-8pm. Benefitting Rats to Riches Car Club a 501-C3~
12. **Monterey Bay Certified Farmers Market:** May-Sept. Tuesdays 9am-1pm.
- ✓ 13. **Blessing of the Animals:** Sunday May 6th at Noon. Benefitting Peace of Mind Dog Rescue.
- ~~14. **Local Spring Harvest Event:** May 12th. Presented by Serendipity Farms~~
- ~~15. **Winemakers Dinner:** Thursday May 17th. Dinner with Bernardus Winery. Sponsored by Allegro's Gourmet Pizzeria~~
- ~~16. **Carver & Schicketanz 25 year Celebration:** Friday May 25th, 5-8pm. Music and food.~~



17. Rats to Riches Rods & Customs Car Show: Friday May 25th from 5-8pm
Benefitting Rats to Riches Car Club a 501-C3

18. Flanagan's Anniversary Party Weekend: Saturday May 26th & 27th. Flanagan's will celebrate our 2nd Anniversary on Memorial Weekend. We will have an entire weekend of festivities. Last year, it included a visit from Robert "The Ghost" Gerruero, 5 time World champion boxer, promo girls from Tullamore Dew, Live music, a Brazilian BBQ, and many drink specials.

~~19. Corvette Club Poker Run:~~

~~20. Bay Bikes Anniversary Sale:~~ June 2nd & 3rd. Presented by Bay Bikes of Carmel

✧ **21. Non-Profit Showcase:** June 13th from 5-7pm. Presented by The Carmel Chamber of Commerce & Carmel Valley Chamber of Commerce

~~22. Winemakers Dinner:~~ Thursday June 21st. Dinner with Scheid Vineyards.
Sponsored by Allegro's Gourmet Pizzeria

~~23. Smallsea's Sidewalk Sale:~~ Saturday June 23rd. 12:00 to 5:00pm

✧ **24. Rats to Riches Rods & Customs Car Show:** Friday June 29th from 5-8pm
Benefitting Rats to Riches Car Club a 501-C3

✧ **25. Rats to Riches Rods & Customs Car Show:** Friday July 27 from 5-8pm Benefitting Rats to Riches Car Club a 501-C3

✧ **26. Winemakers Celebration:** Saturday, August 11th. Presented by the Barnyard & Monterey County Vintners & Growers Association. From 1:00 to 4:00pm.

~~27. Concorso Americano:~~ Wednesday August 15. Custom Rods & Car Show. Presented by Rats to Riches Car Club.

✧ **28. The Ferrari Event:** Saturday, August 18th. From 4:00 to 7:00 pm. Presented by The Barnyard & The Ferrari Owners Club. Benefitting The Juvenile Diabetes Research Foundation

✧ **29. Bark For Life- American Cancer Society:** Saturday August 25th. 11am-3pm.
Benefitting The American Cancer Society

✧ **30. Rats to Riches Rods & Customs Car Show:** Friday August 31st from 5-8pm
Benefitting Rats to Riches Car Club a 501-C3

31. Monterey Bay Oktoberfest: September 15th & 16th.

✧ **32. CV Chamber Chili Cook Off:** September 19th. Presented by The Carmel Valley Chamber of Commerce

~~33. Farm to Table Event:~~ September 22nd. Presented by Serendipity Farms



- 34. **Magic of the Point Lobos:** Friday September 28th. First International Juried Competition and Show. Presented by The Carmel Art Institute

- 35. **Rats to Riches Rods & Customs Car Show:** Friday September 28th from 5-8pm
Benefitting Rats to Riches Car Club a 501-C3

- 36. **Harvest Festival:** Sunday October 28th from 3-5pm. Benefitting HOPE Services

- 37. **Holiday Festival-Tree Lighting:** Saturday December 1st. Benefitting The Food Bank of Monterey County

- ~~➤ 38. **Holiday Shopping Event:** December 13th-15th. Presented by Serendipity Farms~~

RECEIVED
DEC 05 2012
MONTEREY COUNTY
PLANNING DEPARTMENT

The
CROSSROADS
CARMEL

RESTAURANTS & SHOPS

Handicap Only

TommyGator

