



Monterey County Zoning Administrator

Agenda Item #3

Legistar File Number: ZA 17-018

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March 23, 2017

Introduced: 3/20/2017

Current Status: Agenda Ready

Version: 1

Matter Type: ZA

PLN140223 - SLAMA

Request to continue a noticed public hearing to consider action on a Combined Development Permit to allow establishment of a mini storage facility, conversion of existing second story offices to residential units, and creation of a small water system.

Project Location: 14 Spreckels Lane, Salinas, Greater Salinas Area Plan & Toro Area Plan

Proposed CEQA Action: Negative Declaration

RECOMMENDATION

The Chief of Planning recommends that the Zoning Administrator refer this matter to the Planning Commission.

SUMMARY/DISCUSSION:

The applicant's agent, Michael Harrington, requests the project be continued from the Zoning Administrative hearing of March 23, 2017 to April 13, 2017 in order to respond to issues raised during the 30-day Public Review period of the Negative Declaration.

A Negative Declaration was filed January 20, 2017. Comments received during that period include a challenge that no project should not move forward until a Development Evaluation System (DES) is approved and adopted (by the Board of Supervisors). County has processed projects making findings relative to all of the criteria in Policy LU-1.19 of the 2010 General Plan, which is the policy establishing the DES. This practice has been accepted by both the Planning Commission and the Board of Supervisors. Given this context, the Chief of Planning determined that projects requiring review under the DES require Planning Commission action, at least until/unless an ordinance is adopted that allows otherwise.

Staff recommends that the project be referred to the Planning Commission hearing of April 12, 2017, which is a similar timeframe to the date requested by the applicant. The Planning Commission hearing will be notice accordingly.

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Reviewed by: Jacqueline R. Onciano, Interim Chief of RMA-Planning

Approved by: Carl P. Holm, Director of RMA

cc: Front Counter Copy; Jacqueline R. Onciano, Interim Chief of RMA-Planning; Kenneth Slama, Applicant/Owner; Belinda Taluban, Agent; Michael Harrington, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN140223