



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 24-036

September 26, 2024

Introduced: 9/19/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN210306/ Carmel Self Storage LLC

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 Zoning Administrator continue this hearing to October 10, 2024.

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

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.

Prior to finalizing staff's report, staff identified potential vehicular and access conflicts between the proposed development and an existing 60-foot right of way an utility easement located at the southwest corner of the subject property. As shown on the Parcel Map filed in Volume 21 of Parcel

Maps, Page 104, this easement provides access to the parcel south of the subject property. In order to allow the project applicant sufficient time to address this matter, staff requests the Zoning Administrator continue the hearing to October 10, 2024.

Prepared by: Mary Israel, Supervising Planner

Reviewed and approved by: Anna Ginette Quenga, AICP, Principal Planner

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.