



County of Monterey Planning Commission

Item No.4

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

Agenda Item No.4

October 30, 2024

Legistar File Number: PC 24-113

Introduced: 10/23/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

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 County of Monterey Planning Commission adopt a Resolution:

1. Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines
2. Approve a Combined Development Permit consisting of:
 - a) Use Permit for a 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings);
 - b) Administrative Permit and Design Approval for development in the Site Plan Review and Design Control zoning overlay districts, colors and materials consist of various grays on metal and cement; and
 - c) Use Permit to allow development within 200 feet of the Carmel River floodplain; project includes the removal of one oak tree; and
3. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**). Staff recommends approval subject to 31 conditions.

PROJECT INFORMATION:

Agent: Gail Hatter, Anthony Lombardo and Associates

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, (831) 755-5183, 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 County of Monterey 2010 General Plan (General Plan), Carmel Valley Master Plan (CVMP) and regulations of the Monterey County 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 comprising of 5 buildings with an office and bathroom within; removal of one protected oak tree; and installation of drainage facilities, driveway, onsite wastewater system, and fencing. The proposed entrance is directly from Center Street.

The project would include private storage units of varying sizes (5 by 5 feet up to 10 by 55 feet) within 5 two-story buildings. The storage units would not include electrical outlets, lighting, or plumbing fixtures. Additionally, there would be no hose bibs available for renters or the public. The bathroom adjacent to the office would be accessible during office hours and would require a key from the staff. The mini-warehouse storage facility would employ three people. Office hours would be 9 a.m. to 5 p.m. Monday through Friday and gate hours would be 7 a.m. to 8 p.m., 7 days per week. On-site security measures include limited site access and exterior and hallway cameras. During operation, the project site would be accessible via two keypad operated vehicle gates and a keypad operated pedestrian gate on Center Street. The gates would require an access code and would be locked from 8:00 p.m. until 6:00 a.m. daily. Signs would be posted within the facility reminding visitors that there is a 5 miles per hours speed limit, the direction of the exits, and requesting visitors no use the high beam headlight function on their vehicles. The project would provide four standard parking spaces and one accessible parking space adjacent to the office.

The subject property contains a 20-foot utility easement along the western property line and a 60 foot driveway and utility easement at the southwest corner of the parcel. In 2022, a Parking and Drive Easement and Maintenance Agreement was executed and recorded (Document No. 2022048093) which gave the owner of the subject property the exclusive right to access and park vehicles on a certain portion of the 60 foot easement (see illustration in **Exhibit I**). HCD-Planning and HCD-Engineering staff has reviewed the site plan for conformance with this easement and found no conflicts exist.

The project site is within 200 feet of the Carmel River floodplain for which a Use Permit has been applied. The plans show the maximum elevation within the 100-year floodplain and the only building within the 200 foot distance shall have a final floor elevation more than 10 feet above it. A project-specific biological report (HCD Library Document No. LIB220332) found that proposed development is located at a distance from the Carmel River riparian corridor where it would not directly impact environmentally sensitive habitats. However, during environmental review (see discussion below) potential indirect impacts that could result during construction were identified. Mitigation measures and Best Management Practices are applied to ensure protection from inadvertent impacts to the riparian corridor, amphibians and reptiles that have the possibility to be present, and raptor/protected avian species nest avoidance during construction phase.

Public Comment

The County received written comments in response to the public hearing notice for the Zoning Administrator hearing (**Exhibit H**) which are discussed in **Exhibit A**.

DISCUSSION: A detailed discussion is attached as **Exhibit A**.

ENVIRONMENTAL REVIEW:

Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Sections 15063(a) and 15063(b)(2), the County of Monterey as Lead Agency completed environmental review to determine if the project may have a significant effect on the environment. The County prepared an Initial Study and draft Mitigated Negative Declaration (IS/MND) for this project (**Exhibit E**). The MND was filed with the County Clerk on June 21, 2024, and circulated for public review and comment from June 21 to July 22, 2024 (SCH No. 2024060941).

The Initial Study and draft MND identified potentially significant impacts to biological resources and archaeological/tribal cultural resources. Staff has proposed mitigation measures to reduce the identified impacts to a level of less than significant. Mitigation Measures BIO-1 through BIO-5 (Condition Nos. 19 through 23) would reduce the potentially significant impacts to California red-legged frog, Western pond turtle, and riparian habitat due to construction activities through the implementation of best management practices and habitat protection fencing, preconstruction survey and avoidance measures. Mitigation Measures CR-1, CR-2 and TCR-1 (Condition Nos. 24 through 26) address the potentially significant impact to unknown archaeological resources that were not found during a Phase II survey but may be accidentally uncovered and disturbed through monitoring by a contracted archaeologist and a Tribal Cultural Monitor, as well as the groundwork for a site-specific Cultural Resources Discovery Response Plan in the event that resources are discovered.

During public review of the IS/MND, the County received comments from Deborah Castles of Anthony Lombardo and Associates (agent representing the project) expressing a number of edits to the public draft and a comment letter from staff at Monterey Bay Air Resources District (**Exhibit F**). The comment letters proposed edits which staff found did not meet the criteria for recirculation under CEQA Guidelines Section 15073.5.a and b. Therefore, and as discussed in detail in **Exhibit A**, staff prepared a redline version of the IS/MND to address public comment through clarification and amplification (**Exhibit G**). The MND concluded that the proposed mitigation measures and conditions of approval effectively address all project issues and will mitigate all potentially significant impacts to less than significant.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by the appropriate groups within Housing and Community Development (HCD-Planning, HCD-Engineering Services, HCD-Environmental Services) as well as the Environmental Health Bureau and Monterey County Regional Fire District. The respective agencies have recommended conditions and mitigation measures, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 1, 2023 and voted in a unanimous vote (5 yes, 0 no, 1 absent) to recommend approval of the project with recommended changes (see **Exhibit D**). The committee suggested the developer reduce the project size for visual impact and to offer a social trail as public access on the rear of the property. The LUAC suggested the developer add oak trees on the south boundary of the property and to adjust the design to be in keeping with a rural character. The applicant was present and agreed to consider the recommendations but did not find formalizing the social trail to be prudent given the steep slope and environmentally sensitive habitats at the rear of the property. There is a pedestrian trail easement on the rear property line of an adjacent parcel, APN 169-131-025-000, along the Carmel River. Responsive updates to exterior colors, façade design, and the landscaping plan are shown in the current plans. See also **Exhibit J**, a letter from the developer to staff in response to LUAC review.

Prepared by: Mary Israel, Supervising Planner

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

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Carmel Valley LUAC Meeting Minutes for May 1, 2023

Exhibit E - Public Review Draft Initial Study/Mitigated Negative Declaration

Exhibit F - CEQA Comments

Exhibit G - Redline Version of the IS/MND

Exhibit H - Public Comments on the Project Zoning Administrator Hearing Notice

Exhibit I - Access Easement Illustration

Exhibit J - Letter from applicant on possible trail, aesthetic concerns of the LUAC

cc:Front Counter Copy; Planning Commission; 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; Patricia and Tracy Kaufman, Interested Party; Carmel Valley Association, Interested Party; Michael Spicer, Interested Party; Mary Lou Gomez, Interested Party; K.F. Mayer, Interested Party; Jackie Menke, 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.