

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: April 13, 2010		10:30 am	AGENDA NO: 5-2
SUBJECT: Continue the public hearing to May 4, 2010 on the application from Mid-Valley Fire Protection District (GPZ09003) consisting of: a General Plan Amendment to change the General Plan Land Use Designation of 0.35 acres from “Public-Quasi-Public” to “Low Density Residential”; an amendment to the zoning ordinance to rezone 0.35 acres from “Public-Quasi-Public” zoning district to “Low Density Residential” district; and a Combined Development Permit consisting of: 1) Minor Subdivision Tentative Map to allow the division of a 1.98 acre parcel into two parcels of 0.35 acres (Parcel 1) and 1.63 acres (Parcel 2); and 2) a variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the “Low Density Residential” zoning district. (General Plan Amendment – GPZ090003/Carmel Valley Fire Protection District, Carmel Valley Master Plan area)			
In the Project Location:	8455 Carmel Valley Road, Carmel		APN: 169-061-014-000
Planning Number:	GPZ090003		Name: Carmel Valley FPD
Plan Area:	Carmel Valley Master Plan		Flagged and Staked: NA
Zoning Designation:	PQP-D-S [Public Quasi Public, with Design Control and Site Plan Review Overlays]		
CEQA Action:	Non-Applicable		
DEPARTMENT:	RMA – Planning Department		

RECOMMENDATION:

It is recommended that the Board of Supervisors continue the public hearing on the application by Mid-Valley Fire Protection District (GPZ09003) to May 4, 2010. The application consists of: a General Plan Amendment to change the General Plan Land Use Designation of 0.35 acres from "Public-Quasi-Public" to "Low Density Residential"; an amendment to the zoning ordinance to rezone 0.35 acres from "Public-Quasi-Public" zoning district to "Low Density Residential" district; and a Combined Development Permit consisting of: 1) Minor Subdivision Tentative Map to allow the division of a 1.98 acre parcel into two parcels of 0.35 acres (Parcel 1) and 1.63 acres (Parcel 2); and 2) a variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the "Low Density Residential" zoning district.

DISCUSSION:

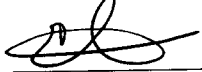
This project came before the Board on January 12, 2010, with a Planning Commission recommendation to deny the request. The Board moved to continue the item to April 13, 2010, with the direction to look at alternative uses consistent with the current PQP land use designation and zoning, and develop findings for approval of the project. Members of the Board expressed concern with changing the land use to Low Density Residential.

Staff recommends that the public hearing on the application (GPZ09003) be continued to May 4, 2010. The applicant has sought alternative possible uses of the site with potential users, including Carmel Valley Manor and the Carmel Unified School District. It was hoped that an alternative use of the site could be identified and proposed, but these efforts have not come to fruition. At this point, staff is requesting a continuance to further explore changes to the General Plan land use designation with which the applicant's request to sub divide the property would be consistent. This continuance will allow the staff to propose a land use configuration which could address the Board concerns and draft findings for approval of the subdivision, per the Board's Direction.

FINANCING:

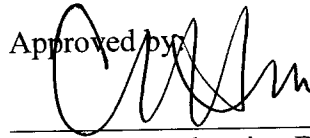
Funding for staff time associated with this project is included in the FY09-10 Final Budget for the Planning Department. As a governmental organization, a fee waiver was granted to the Carmel Valley Fire Protection District for the processing of this application.

Prepared by:



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Approved by



for

Mike Novo, Planning Director

This report was prepared with and reviewed by John Ford, Planning Manager.

cc: Front Counter Copy; Board of Supervisor's (16); County Counsel; Carmel Valley Fire Protection District; Alana Knaster; Mike Novo; Carl Holm; John Ford Planning Services Manager; Applicant, Dorothy Priolo; Project File GPZ090003

Attachments: Exhibit A Board Order