

Exhibit B

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EXHIBIT B

DISCUSSION:

The proposed project is within Carmel Valley Village northeast of West Carmel Valley Road, and west of El Caminito Road. Existing development within the vicinity includes residential and commercial buildings.

The existing two story building is 3,483 square feet and it includes a commercial space used as a community theater and a single 506 square foot, one bedroom apartment. The proposed project would convert the space on the ground floor currently being used as a community theater to a 1,249 square foot one bedroom apartment, add a 207.9 square foot bathroom to the existing building, and construct a 1,536 square foot detached garage. Associated grading consists of less than 100 cubic yards of cut.

The proposed project will not require any tree removal.

Consistency:

The proposed project is consistent with policies set forth in the 2010 Monterey County General Plan, and the Carmel Valley Master Plan. Specifically, the proposed project would be consistent with the following Carmel Valley Master Plan Supplemental Land Use Policy:

CV-1.13 *To preserve the character of the village, commercially designated lots in Carmel Valley shall not be used for exclusively residential purposes.*

In addition, the proposed design of the detached garage meet the Visual Resources policies of the Carmel Valley Master Plan for siting, design, color, texture, access, and screening.

The proposed project would be consistent with the uses allowed in the Light Commercial (LC) zone which conditionally permits residential uses provided that the gross square footage of the residential use (2,460 sf) does not exceed the gross square footage of the commercial use (2,766.90 sf). The proposed addition of the bathroom and the construction of the detached garage will not impact the required 30 foot setback from Carmel Valley Road and they will not add to, or exceed, the height of the existing structure. In addition, the proposed project will result in the coverage of 4,721 square feet of the 17,979.10 square foot site by the building site. The coverage of 27.8% of the site is below the development standard of 50% maximum building site lot coverage.

The Environmental Health Bureau has reviewed the project and verified that the residence will obtain water through an existing connection provided by California American Water Company and sewer will be to an onsite 1,500 gallon septic system.

CV-1.6 places a limitation of 166 units to be allocated in the Carmel Valley Master Plan. The new residential unit included in this unit would come out of that cap. Currently 5 units have been approved or built in Carmel Valley reducing the number of available units to 161. Approval of this project would reduce the number of available units to 160.

Historical Determination:

The proposed project site has not been identified as a historical resource site.

Archaeological:

The Monterey County Geographic Information System (GIS) indicates that the subject property is within a highly sensitive archaeological area. The proposed project includes the construction of a 1,536 square foot detached garage on a previously developed site that will result in a ground disturbance but there is no evidence that there are resources on the site. There will not be a significant amount of excavation and so there are not expected to be impacts to archaeological resources.

Design Review:

Design review for the project takes into account the site plan, architecture, lighting, landscape and implementation of the visual resource policies of the Carmel Valley Master Plan. These are addressed as follows:

1. Site Design

Site design includes the addition of a 207.90 square foot bathroom to an existing two story 3,483 square foot building and the construction of a 1,536 square foot detached garage on a 17,979.10 square foot site. The resulting building site lot coverage will be 27.8% which is less than the required maximum building site lot coverage of 50%. Existing conditions include vehicle access to the site from via El Caminto Road, eight (8) unrestricted parking spaces and two (2) ADA compliant parking spaces. The proposed detached garage will add four parking spaces to the project site. Chapter 21.58 of Title 21 requires 1.5 parking spaces for each bedroom in an apartment and one parking space for every 250 square feet of general office space (excluding any area used for restrooms, utilities, stairways, or mechanical rooms). The net area of general office space for the proposed project is 1,198.58 square feet which would require five (5) parking spaces and the two (2) proposed one bedroom apartments would require three (3) parking spaces. One (1) ADA compliant parking space is required for 40 every forty unrestricted parking spaces. The proposed project meets each of the requirements of Chapter 21.58 of Title 21. The existing building uses a 1,500 gallon septic tank for sewage which is connected to a 130 linear foot drain field located entirely on the project site.

2. Visual Resource Policies

The Carmel Valley Master Plan General Viewshed map designates the visual sensitivity of the proposed project as Highly Sensitive. The proposed project will not impact the existing required setback of 30 feet from Carmel Valley Road, identified as a Key Public Viewing Area by Policy CV-3.3 of the Carmel Valley Master Plan, allowing the project site to avoid significantly blocking an identified aesthetic resource. The proposed project will not block the view of any other aesthetic resource identified by the Carmel Valley Master Plan and no trees will be removed by the proposed project.

3. Architectural Design

The design of the existing building will be maintained and the design of the proposed detached garage will be consistent with the existing building. With the exception of the new garage, the project consists of primarily interior renovation and interior space planning.

Exterior materials and colors of the proposed structures will consist of stucco façade painted to match the existing building, wood framed doors and windows, *wood garage doors, and a concrete tile roof.* *Policy 1.1 of the Carmel Land Use Plan states: "All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley's rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review."* Implementation of the project will not change the appearance of the site from the surrounding area and thus the neighborhood character will be retained.

The design of the garage is compatible with the surrounding residential neighborhood. It has a pitched roof, is made of the same materials with the same colors as the buildings and is approximately 17 feet high,

4. Lighting

The addition of the 207.9 square foot bathroom and construction of the 1,536 detached garage will not introduce any new significant sources of light or glare. In addition, the project has been conditioned to submit a lighting plan for review and approval prior to issuance of any construction permits to insure that there is no light spill over onto adjacent property and that all light sources are shielded. Implementation of the proposed design techniques and the standard condition of approval (Condition 5) for exterior lighting will protect nighttime views in the area.

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