



Monterey County Zoning Administrator

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Agenda Item No. 6

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PLN160483 - PORTER FAMILY PARTNERSHIP ET AL

Public hearing to consider remodel of the exterior of an existing retail space to suit a previously approved mini-storage facility in the Mid-Valley Shopping Center.

Project Location 9550 Carmel Valley Road, Building 2, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Categorically Exempt per Section 15301(a) of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Zoning Administrator:

1. Find the project Categorically Exempt per Section 15301(a) of the CEQA Guidelines; and
2. Approve a Design Approval for remodel of the exterior of an existing retail space to suit a previously approved mini-storage facility in the Mid-Valley Shopping Center.

A draft resolution with findings and evidence is attached for consideration (**Exhibit B**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION:

Owner: Hunter Porter Eldridge

APN: 169-234-007-000

Zoning: LC-D-S-RAZ

Parcel Size: 6.5 AC

Site Size: 3,177 SF

Plan Area: Carmel Valley Master Plan

Flagged and Staked: NO

SUMMARY/DISCUSSION:

The Porter Family Partnership et al. application is a Design Approval to modify the exterior of a vacant retail space previously occupied by a hardware store which is being converted to a mini-storage facility within the Mid-Valley Shopping Center located along Carmel Valley Road. Immediately adjoining retail tenants are a pet groomer and coffee roaster, with a variety of other uses including eateries, a laundromat, and a major grocery store (Safeway) throughout the rest of the Center. The zoning for the proposed project is Light Commercial with a Design Overlay and Site Plan Review, in a Residential Allocation Zone.

An existing Use Permit (PLN000521) was approved for the same applicant in 2001 for a mini-storage facility within the Mid-Valley Center. The mini-storage component of this project, which will convert the 3,177-sf retail space into 34 individual self-storage units, is consistent with the previous Use Permit, and thus only requires a Design Approval for the exterior improvements to the building. Further, a General Development Plan (GDP) currently in process for the Mid-Valley Center will likely consider mini-storage facilities as one of a broad range of suitable uses and negate the need for individual use permits for mini-storage facilities. The

proposed project site has a storefront facing a network of lawns, footpaths, and storefronts consistent with the ranch, craftsmen, and arts and crafts architectural styles common in Carmel Valley. The Design Overlay requires the location, size, configuration, materials, and colors of the structure to be appropriate to assure protection of the neighborhood character pursuant to Section 21.44 of the Inland Zoning Code (Title 21). The applicant has proposed a design that enhances the façade of the building and is consistent with façade improvements elsewhere in the shopping center (**Exhibit D**). The primary entrance to the site is proposed to be remodeled with arts and crafts style wood molding, and will retain the fixed transom and storefront windows. The storefront windows will be treated with opaque spandrel glass, similar to other windows in the shopping center, to protect privacy and security of patrons. The service entrance for the site, which is located alongside the parking lot, will be comprised of hollow metal doors that will be painted to match the existing building.

Additionally, the property has been vacant for an extended period of time and a new tenant will positively impact the shopping center by activating the space and driving foot traffic to surrounding retailers.

CEQA:

Exterior and interior alterations to existing facilities are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the guidelines. The project includes only improvements to the façade and interior layout of an existing retail space in a light commercial zone.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Carmel Valley Land Use Advisory Committee

The proposed project was reviewed by the Carmel Valley LUAC on May 15, 2017. The LUAC recommended approval of the project by a unanimous vote of 6-0 (**Exhibit C**), and expressed no concerns with the project.

Prepared by: Megan Hosterman, Assistant Planner, 5019
Reviewed by: Brandon Swanson, RMA Planning Services Manager
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

- Exhibit A - Project Data Sheet
- Exhibit B - Draft Resolution
- Exhibit B2 - Conditions of approval
- Exhibit B3 - Site Plans
- Exhibit C - Carmel Valley LUAC Minutes
- Exhibit D - Colors and Materials for Design Overlay
- Exhibit E - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Mike Novo, RMA Services Manager;
Jacqueline Onciano, Agent/Applicant; Hunter Eldridge Porter, The Open Monterey Project
(Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project
File PLN160483