



Monterey County Planning Commission

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Agenda Item No. 2

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Matter Type: Planning Item

PLN180449 - DEL MESA CARMEL COMMUNITY ASSOCIATION

Public hearing to consider the construction of a maintenance storage building (Approximately 960 s.f.).

Project Location: 500 Del Mesa Drive, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Categorically Exempt per Section 15303(e) of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1. Find that the project involves the construction of a new accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the construction of an approximately 960 square foot grounds maintenance storage building.

The attached draft resolution includes findings and evidence for consideration **(Exhibit B)**. Staff recommends approval of the project with no conditions of approval.

PROJECT INFORMATION:

Agent: Dirk Young

Owner: Del Mesa Carmel Community Association

APN: 015-441-002-000

Zoning: LDR/2.5-D-S-RAZ

Parcel Size: 328 acres

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY:

The subject property is located on Del Mesa Drive within the Del Mesa Carmel Adult Community. The surrounding areas contain primarily low density residential uses. A Use Permit was granted for the subject property by the Planning Commission on December 18, 1964, Resolution No. 5756 **(Exhibit D)**. The project proposal is for an approximately 960 square foot grounds maintenance storage building at the end of Northridge Drive. This proposal is one of the accessory uses outlined within the Use Permit; however, the Use Permit was conditioned to require all structures be approved by the Planning Commission rather than the Chief of Planning.

DISCUSSION:

Pursuant to Section 21.44.040 of Monterey County Zoning Ordinance (Title 21), the RMA Chief of Planning may approve Design Approvals for small accessory structures. The proposed project is an approximately 960 square foot grounds maintenance storage building that would have been reviewed by the RMA Chief of Planning. The original 1964 Use Permit allowed for 289 single- and multi-family residences, and accessory buildings and uses. Condition No. 15 of the Resolution stated, "That all structures are subject to design control and must be approved by the Planning Commission."

Design Review:

The project site is designated as a Design Control Zoning District ("D" zoning overlay) to regulate the location, size, materials and colors of the structures to assure protection of the public viewshed and neighborhood character. The site has three (3) existing grounds maintenance storage buildings that consist of a soft brown siding, dark green trim and gray roofing. The proposed storage building will match the existing color scheme. The materials, location and nature of the project are consistent with the neighborhood character and will not detract the visual integrity of the site.

The development approved by the Use Permit in 1964 is development that would now be considered and approved as a 'Planned Unit Development' (PUD) (defined in Section 21.06.875 of Title 21). Site development standards for approved PUDs state that dwelling units and accessory structures located on a lot within the development are not subject to setbacks from lot lines. Therefore, the approved development is not subject to any specific setbacks pursuant to PUD site development standards.

The proposed maintenance storage building is located on Parcel A within Assessor's Parcel Number 015-441-002-000, as recorded on the final subdivision map on October 18, 1967, Volume 9, Cities and Town, Page 36. This parcel contains single and multi-family dwelling units and accessory structures of common ownership utilized by the community. Parcel A is approximately 71.68 acres and has a maximum building coverage of 25% per Section 21.14.060 of Title 21. The current coverage is approximately 16.66% and the proposed coverage with the maintenance storage building is 16.69%.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 (e) of the CEQA Guidelines. This exemption applies to the construction of new accessory structures. The construction of approximately 960 square foot grounds maintenance storage building is consistent with this exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. Therefore, the project is categorically exempt.

LUAC:

The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC. In lieu of the guidelines, staff also considered referring to LUAC based on the fact the it was elevated to the Planning Commission. However, based on the limited scope and scale of the project, a staff referral was not warranted in this specific case.

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240

Reviewed by: Brandon Swanson, RMA Planning Services Manager

Approved by: John M. Dugan, FAICP RMA Deputy Director of Land Use and
Development Services



The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

Exhibit C - Vicinity Map

Exhibit D - PC Resolution No. 5756

cc: Front Counter Copy; Planning Commission; Brandon Swanson, RMA Services Manager; Dirk Young, Agent; Del Mesa Carmel Community Association, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180449