



Monterey County Planning Commission

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

Agenda Item No. 2

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PLN160427 - HIDDEN VALLEY MUSIC SEMINARS (HVMS)

Public hearing to consider a General Development Plan for an existing theatrical school that includes theater, classrooms, kitchen/dinning facility, and student dormitories, Lot Line Adjustment merging two parcels into one 7.31-acre lot, and construction of a new 6-unit faculty dormitory building (Approx. 2,100 square feet).

Project Location: 104 West Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan area (APNs 189-201-014-000 and 189-201-017-000).

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

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

- a. Find the project is for the merger of two legal lots of record which is categorically exempt per CEQA Guidelines Section 15305; a General Development Plan recognizing existing facilities and uses at the site which is categorically exempt per CEQA Guidelines Section 15301; and the construction of a faculty housing building accessory to the established use of the property which is categorically exempt per CEQA Guidelines Section 15303;
- b. Approve a General Development Plan for a 7.31-acre campus consisting of:
 - 300-seat theatre, 5,184 square feet (existing),
 - Dance studio, 1,932 square feet (existing),
 - 2 rehearsal gazebos, 782 square feet (existing),
 - Waddell Center containing 20 student dorm rooms to house up to 85 students, classrooms, dining/recreation hall, 6,936 square feet (existing),
 - Kitchen, 1,000 square feet (existing),
 - Administration building, 1,936 square feet (existing),
 - 6-Unit faculty housing building, 2,018 square feet (proposed),
 - Conversion of 12 existing student dorm units to classrooms, approximately 1,800 square feet (future); and
 - Construction of 3 dorm pods with 12 units to replace the student dorms, approximately 1,000 square feet each (future)
- c. Approve a Lot Line Adjustment to allow the merger of two legal lots of record of approximately 3.65 acres (Parcel 1) and 3.66 acres (Parcel 2) resulting in one 7.31 acre lot, respectively; and
- d. Approve a Design Approval to allow the construction of a 2,018 square foot faculty dormitory building containing 6 separate units without cooking facilities.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: The Hidden Valley Music Seminars

APN: 189-201-014-000 (Parcel 1) and 189-201-017-000 (Parcel 2)

Parcel Size: 3.65 acres (Parcel 1) and 3.66 acres (Parcel 2), 7.31 acres total

Location: 104 West Carmel Valley Road, Carmel Valley

Zoning: Visitor Serving/Professional Office with Design Control and Site Plan Review overlays or "VO-D-S"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY:

The Hidden Valley Music Seminars campus is located between Carmel Valley Road and Paso Hondo Road, southwest of the intersection of Ford Road and Carmel Valley Road, within the Carmel Valley Village area of the Carmel Valley Master Plan. In 1972, Hidden Valley Music Seminars or "HVMS" was established through the acquisition of an existing facility (circa 1964) on the site. The existing facility has been in use for over 50 years, operating under a Use Permit. Current code requires a General Development Plan to guide full buildout of the property, which is triggered by a request to expand the facility. A music school is an allowed use in the Visitor Serving/Professional Office zoning district.

The applicant requests a General Development Plan (GDP) that would replace (and incorporate) the Use Permit. This Plan describes the existing permitted use (the art institute for music, theatre, opera, and dance), allows an expansion of overnight accommodations from 85 to 91 (consisting of 6 new faculty units for guest teachers/faculty to remain on campus instead of traveling to and from hotels in the area), and establishes future development for full buildout of the campus (conversion of 12 student dorm units to classrooms and the construction of 12 student dorm units).

The additional six (6) faculty units would increase wastewater flows to the existing system. Although the system meets the capacity demand, the acreage of the parcel for which the system is located does not meet the required parcel size necessary for accommodating nitrate loading. Therefore, the project also includes a lot line adjustment to allow the merger of two existing legal lots into one. The existing campus extends over two legal lots of record that total 7.31 acres.

DISCUSSION:

In 1964, a Use Permit (File No. 1151) was approved by the Monterey County Planning Commission allowing the applicant, Sally Church, to establish a theatrical school with a theater, classrooms, kitchen/dinning facility, and student dormitories. In 1972, HVMS took ownership of the property and the Use Permit was amended (File No. 1388) to allow an increase of student dorms to accommodate 85 students.

The facility is used year round for music workshops, an orchestral institute, music oriented camps, and master classes, offered at varying times throughout the year. The existing facility includes a theater, dance studio, rehearsal space, kitchen, dining hall, administrative offices, accessory structures, and 85 student dormitory units. Guest musicians and music teachers are invited to HVMS to teach the

week-long master classes. Overnight accommodations for these guest faculty members are currently provided by offsite hotel/motel facilities.

HVMS currently offers year round classes, camps, and workshops for wind, brass, and string instruments as well as for art (drawing and painting) and dance and movement. Approval of the GDP and Use Permit would not change the nature of the facility as it is intended to allow for a more efficient use and function of the facility. However, the additional 6-units for overnight accommodations would result in a slight increase of use intensity onsite.

The subject properties are subject to the goals and policies contained in the Carmel Valley Master Plan (CVMP) and Carmel Valley Village Mini-Plan, and the regulations for Visitor Serving/Professional Office, Design Control, and Site Plan Review districts. As demonstrated in the attached draft resolution (**Exhibit B**), the project has been found consistent with the governing documents mentioned above. The proposed GDP and faculty dorm units are consistent with the allowed uses of the zoning district; siting, location, and design of the proposed faculty building is consistent with the applicable aesthetic requirements; the site and existing facility is suitable for the proposed use; and the project meets applicable requirements for health and safety. In addition, the proposed lot line adjustment meets the requirements set forth in the Monterey County Subdivision ordinance.

Visitor Serving/Professional Office District or "VO"

Accessory structures appurtenant to a permitted use, provided there is no intensification of the permitted use, and employee housing, accessory to an allowed use, are allowed in the VO zoning district. Therefore, the Use Permit to establish a 6-unit faculty dormitory and future buildout of the site is consistent with the existing, permitted uses at the site. Under the existing zoning, developments in the VO district require a General Development Plan (GDP) if one was never approved and if the subject property is in excess of one acre and/or if the development includes more than one use. Based on the lot size, function of the HVMS institute, and the anticipated future buildout of the property, the project requires a GDP. The proposed GDP recognizes the existing uses previously permitted with a Use Permit at the site including a 300-seat theatre, a dance studio, rehearsal gazebos, classrooms, a dining/recreation hall, and student dorm rooms to accommodate up to 85 students. The GDP would also include the proposed addition of a 6-unit faculty housing building and the future conversion of 12 student dorms into classrooms and the construction of 12 replacement student dorm units within 3 separate buildings. The GDP for the HVMS is consistent with the permitted historic use and VO zoning designation for the site. The additional units would increase the intensity of use at the site and are described in more detail below.

Aesthetics

County Design Control district regulations and aesthetic policies in the CVMP and Carmel Valley Village Mini-Plan require analysis of the proposed development's location, size, configuration, materials, and colors of structures to assure protection of the public viewshed and neighborhood character and that the design follows a rural or rustic architectural theme. Due to distance, topography, and vegetation between Carmel Valley Road and the proposed 18-foot tall faculty dormitory, there would be no impact the public viewshed. Colors and materials of the faculty building consist of weathered board and batten wood siding and doors, a brown asphalt shingle roof, and dark bronze

vinyl windows. The architectural style, territorial ranch with a double sloped roof, and colors and materials of the faculty building are rural in character and match existing structures on the site. Therefore, the location and design of the structure is consistent with the applicable design requirements.

Land Use Limitations

Carmel Valley Master Plan (CVMP) Policy CV-1.16 states: “Applications for service and special use facilities (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan, are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must, however, conform to all applicable plan policies.”

The CVMP limits visitor accommodation units east of Via Mallorca to 110 units and since adoption of the applicable policy, 53-units have been approved and 57-units are remaining. Although the 6 faculty dormitory units approved with this permit are not considered traditional visitor serving units (they are not rented out to the general public and are only for guest teachers and faculty members of HVMS), they provide a transient use in Carmel Valley. Therefore, staff recommends these units be subject to the count, resulting in 51-units remaining east of Via Mallorca if the project is approved.

The Site Plan Review district provides regulations for review of development located in areas that would have the potential to adversely affect, or be adversely affected, by natural resources or site constraints. As stated above, the subject property contains existing development that has been in operation for over 50 years. No biological resources or other natural sensitive resources are known to be located on the subject properties and the area of the proposed faculty building contains raised vegetable garden planting beds and no native trees and/or vegetation. Topography in this area is relatively flat, requiring very little grading (approximately 50 cubic yards of excavation) to balance the building pad. The project has been found to be suitable for the site and not geological, geotechnical, or fire related hazards have been identified that would make the proposed project inappropriate for the site.

Potable water for existing development is provided by CalAm and evidence has been submitted demonstrating that the proposed 6 unit faculty dormitory and the overall buildout identified in the GDP would not impact groundwater resources. A Monterey Peninsula Water Management District Non-Residential Water Release Form and Water Permit Application, reviewed and approved by the Water Resources Agency, indicates the proposed water use at full buildout, would result in an overall decrease in water use by 0.001-acre feet from existing demands due to the installation of low flow fixtures throughout the site. In addition, the applicant submitted a Water Reduction Strategy (Fall Creek Engineering, Monterey County File No. LIB190118) establishing the existing annual total water use (2016) on the site as 507,587 gallons and through the implementation of water reduction methods (converting all existing conventional water fixtures to water conservation fixtures) the resulting annual total water use for full buildout would be 432,525 gallons, which is approximately 0.23-acre foot per year. Thus, both calculations support that the project would have an overall decrease in water use and the total buildout established in the GDP would not impact the existing water supply.

Wastewater service for existing development on the subject property is provided by an onsite wastewater treatment system (OWTS). It is anticipated that the total design flow for existing HVMS development and the proposed 6 unit faculty dormitory would be 1,360 gallons/day. Environmental Health Bureau found that improvements to the existing OWTS infrastructure would not be required. However, due to nitrogen loading limitations established by the Monterey County Code, the minimum lot size to accommodate this design flow is 4.53 acres. Therefore, the applicant proposes to merge their two legal lots into one through a lot line adjustment resulting in once 7.31 acre parcel. Approval of this merger would also be consistent with 2010 General Plan policy LU-1.17, allowing voluntary merger of legal lots of record that may be rendered substandard or remedy an immediate threat to the public's health and safety.

A Traffic Generation Estimate (Mott MacDonald, Monterey County File No. LIB190117) was submitted with the permit application to determine if the full buildout allowed by the GDP would create an impact to existing traffic conditions. The report identifies that HVMS offers classes and performances between, 1.5 hours, 4 hours, full day events, and overnight occupancy. During the busiest time of year (July/August 2016), there were 115 full day participants and 65 overnight occupants. However, analysis of traffic impacts considered the maximum allowed overnight occupancy of 85. The report states that although the overnight accommodation would increase by 6 units, the project would result in no net increase in project traffic. This is due to no increase in class/performance attendance, overnight guests (students and staff) would already be onsite as daytime attendees, and guest faculty would no longer need to travel between HVMS and their offsite lodging. RMA-Public Works has reviewed the application materials and traffic estimate and no issues remain.

California Environmental Quality Act (CEQA):

CEQA Guidelines Section 15301 provides a Class 1 categorical exemption for existing facilities and uses on a site, Section 15303(c) provides a Class 3 categorical exemption for construction of small facilities or structures, including motels or similar structures not exceeding 2,500 square feet of floor area, and Section 15305(a) provides a Class 5 categorical exemption for minor alterations in land use limitations, including minor lot line adjustments where no new parcel is created. As discussed above, the General Development Plan describes HVMS' existing permitted use as well as full buildout of the campus, consistent with the VO zoning district requirements. The Use Permit would allow construction of a 2,100 square foot, 6-unit faculty dormitory building resulting in the expansion of overnight accommodations from 85 to 91. Each respective faculty unit includes sleeping quarters, a closet, sink, and a full bathroom. No cooking facilities are proposed as meals would be provided at the existing dining facility onsite. The lot line adjustment to allow the merger of two legal lots of record into one and no new lots would be created. Therefore, approval of the GDP, construction of the faculty dormitory, and the lot line adjustment are exempt from environmental review.

None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. As discussed above, the project is not located in a sensitive area designated to contain a critical environmental resource, within a designated scenic highway, within an area where there is a hazardous concern, or within a site that contains a significant historical resource. Furthermore, the project is not known to have a reasonably foreseeable cumulative impact on the environment.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Water Resources Agency
Monterey County Fire Protection District
Carmel Valley Land Use Advisory Committee

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on March 6, 2016. The LUAC recommended approval of the project, as proposed, by a vote of six ayes and zero noes (**Exhibit C**).

FINANCING:

Funding for staff time associated with this project is included in the FY16-17/17-18 Adopted Budgets for RMA-Planning.

Prepared by: Anna V. Quenga, Senior Planner, x5175
Reviewed by: Craig Spencer, Acting RMA Planning Services Manager
Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:

- Conditions of approval
- General Development Plan
- Site Plans

Exhibit C - Carmel Valley LUAC Minutes
Exhibit D - Vicinity Map

cc: Front Counter Copy; Zoning Administrator, Craig Spencer, Acting RMA Services Manager; Samuel Pitnick, Agent; The Hidden Valley Music Seminars, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN160427