



County of Monterey

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

Board Report

File #: 14-410, **Version:** 1

Accept Status Update from RMA - Planning on the Barnyard Shopping Center signage review by the Carmel Valley Land Use Advisory Committee.

(General Development Plan; Variance; and Design Approval - PLN120442/Sima Barnyard LLC, Highway One at Carmel Valley Road, Greater Monterey Peninsula Area Plan/Carmel Valley Master Plan)

PROJECT INFORMATION:

Planning File Number: PLN120442

Owner: Sima Barnyard LLC

Project Location: Southeastern corner of the Carmel Valley Road/Highway One Intersection

APN: 015-012-061-000

Agent: Anthony Lombardo and Associates

Plan Area: Carmel Valley Master Plan

Flagged and Staked: N/A

CEQA Action: Exempt

RECOMMENDATION:

It is recommended that the Board of Supervisors accept the status report from RMA - Planning.

SUMMARY:

On April 1, 2014 the Board of Supervisors denied an appeal to allow a freestanding sign and approved a General Development Plan, Variance and Design Approval for two new on-building signs for the Barnyard Shopping Center (Resolution No. 14-092). The two new building signs had not previously been considered by either the LUAC or Planning Commission. The Board of Supervisors directed staff to refer the new signage plan to the Carmel Valley Land Use Advisory Committee (LUAC) for their input and recommendation to the Director of Planning on the color, design and materials of the signs. The Board took action to approve the location and size of the signs but assigned the LUAC responsibility for recommendation to the Director of RMA - Planning on the color, design and material. The Board did not want this to be a long process and required that a status report be provided on May 6, 2014.

The LUAC review was scheduled on April 21, 2014. At that meeting, the LUAC was concerned that the project description reflected the original application, not the description approved by the Board, and the LUAC was confused by their responsibility in this particular case. The LUAC continued consideration of this item to May 5, 2014. It is expected that the LUAC will take final action on May 5, 2014. No further action is needed by the Board, and the RMA - Planning Director will use the recommendations of the LUAC in approving the signs when permits are issued. As of the writing of this report no requests for permits have been received from the applicant.

Prepared by: John Ford, RMA Services Manager, ext. 5158

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Benny Young, Director Resource Management Agency

cc: Front Counter Copy; California Coastal Commission; Applicant/Owner (Sima Barnyard LLC);
Representative (Anthony Lombardo and Associates); The Open Monterey Project; LandWatch; John H.
Farrow; Janet Brennan; Project File PLN120442