



County of Monterey

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

Legislation Details (With Board Report)

File #:	PC 20-002	Name:	PLN150372 RIVER VIEW AT LAS PALMAS
Type:	Planning Item	Status:	Agenda Ready
File created:	1/21/2020	In control:	Monterey County Planning Commission
On agenda:	1/29/2020	Final action:	
Title:	PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY Continue PLN150372 to February 12, 2020, for consideration of a recommendation to the Board of Supervisors of an Amendment to the text of the Las Palmas Ranch Specific Plan and a Combined Development Permit to allow construction and operation of an approximately 90,000 square foot assisted living facility. Project Location: 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68, Toro Area Plan		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report

Date	Ver.	Action By	Action	Result
1/29/2020	1	Monterey County Planning Commission		

PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY

Continue PLN150372 to February 12, 2020, for consideration of a recommendation to the Board of Supervisors of an Amendment to the text of the Las Palmas Ranch Specific Plan and a Combined Development Permit to allow construction and operation of an approximately 90,000 square foot assisted living facility.

Project Location: 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68, Toro Area Plan

The Planning Commission conducted an informational workshop on the project on October 9, 2019, and provided direction to staff to address questions regarding the following: site access easement rights per the grant deed; clarification of Las Palmas Home Owners Association (LPHOA) membership; clarification of whether or not the proposed use is an allowed use pursuant to zoning and the LPRSP; use of subdivision improvements, specifically storm drainage facilities; wildfire safety; emergency egress/site evacuation requirements; number of emergency response events; how the project provides benefits that override the transportation impacts to Highway 68; intended use for the site per the LPRSP; where the remaining residential units allowed by the build-out could be located; location of off-site shuttle parking area; history of prior applications for the subject site; water supply; clarification of visual impacts; and whether or not the trees provide habitat for Monarch butterflies.

The majority of questions from the Planning Commission have been addressed; however, staff requests additional time to research and respond to a peer-prepared noise report and other comments submitted to the County on January 14, 2020. Therefore, County staff requests a continuance of the hearing on this project to February 12, 2020.

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Reviewed by: Craig Spencer, RMA Services Manager

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