



County of Monterey

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

Board Report

File #: PC 17-027, **Version:** 1

PLN140223 - SLAMA KENNETH EUGENE TR (CONTINUED FROM APRIL 26, 2017)

Public hearing to consider a General Development Plan for a Mini -storage facility, conversion of an existing two-story office building, and administrative permit for a small water system.

Project Location: 14 Spreckels Lane, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Adopt Negative Declaration

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

- a. Adopt Negative Declaration; and
- b. Approve Combined Development Permit consisting of:
 1. General Development Plan (Operational Plan), including;
 - i. Use Permit for the establishment of a mini storage facility;
 - ii. Use Permit to allow conversion of an existing two-story office building into one office and seven storage units on the first floor, and one two-bedroom apartment (relocation of an existing Caretaker's Unit) and eight storage units on the second floor; and
 2. Administrative Permit for a small water system.

A draft resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends approval subject to 35 conditions.

PROJECT INFORMATION:

Agent: Belinda Taluban

Property Owner: Kenneth Slama

APN: 207-053-014-000

Zoning: "HC" (Heavy Commercial) & "F" (Farmland)

Plan Area: Greater Salinas & Toro Area Plana

Flagged and Staked: yes

SUMMARY:

This item was continued by the Planning Commission on April 26, 2017 in order to allow time for review of the General Development Plan, attached to the resolution. Modifications to the April 26 report are shown as underlined and strikethrough.

In September of 2014 the Resource Management Agency - Planning Department received an application for a mixed use residential, storage and office facility. The property is a previously disturbed 7.429-acre commercial operation.

The current operation consists of a 2-story office building with access on the north off Spreckels Lane. The southern boundary, ~~0.35 of an acre~~, runs along Salinas River and is a Federal Emergency Management Agency (FEMA)-defined regulatory floodway where there is 1.7 acres of RV storage. There are row crops along the eastern boundary, and along the western boundary are a parking lot and agricultural equipment storage. No development is proposed in the floodway.

In January 2017, staff prepared an Initial Study[IS], based on a project description that included: the conversion of an existing two-story office building into one office and seven storage units on the first floor, and ten studio apartments on the second floor; relocation of an existing Caretaker's Unit into one of the studio apartments; and the establishment of a mini storage facility on the property. In March 2017, the applicant modified the development application to omit nine of the ten studio apartments. The second floor is currently proposed to be one apartment (caretaker unit) and eight storage units. The IS concluded that potential impacts of the proposed development were Less Than Significant for the following resources: Air Quality, Biological Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population/Housing, and Utilities/Service Systems. Implementation of the project incorporates conditions of approval to assure compliance with County requirements. Therefore, mitigations were not necessary for the project to have a less than significant impact on these resources. With the modifications to the project proposed by the applicant, the scope of the project description is changed from ten studio apartments to an office, one (caretaker) unit and 15 storage units, which staff determined results in reduced impacts and therefore does not require recirculation of the Initial Study.

The parcel is in the floodplain. In accordance with policy S-2.12 of the 2010 General Plan entitlements for development in or partially in the 100-year floodplain shall be conditioned to require that a notice that must be recorded that states that the property is located within or partially within a 100-floodplain (See condition no. 19). Additionally, the Greater Salinas Area Plan policy GS-1.5 regulates commercial land uses along the Salinas River.... states that development of commercial lands shall be allowed if they do not harm riparian habitat nor further deteriorate water quality in the Salinas River. Staff finds that implementation of the proposed project is consistent with the Greater Salinas Area Plan.

In October 2014, the project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. The committee approved the project with a 3-0 vote with 2 members absent. The committee requested that trees not be removed and if removed, that they would be replanted. Additionally, the committee discussed traffic and signage. Although the property is located in both the Greater Salinas and Toro Area Plans; the application was not referred to the Toro Land Use Advisory Committee as no development is proposed in the portion of the property located in the Toro planning area. Based on the Land Use Advisory Committee (LUAC) Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC - Spreckels Neighborhood Design Review Committee (SNDRC) because it requires a CEQA review.

DISCUSSION:

Detailed discussion is provided in **Exhibit B**.

OTHER AGENCY INVOLVEMENT:

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

- Bureau of Environmental Health
- RMA-Public Works
- Water Resources Agency
- RMA-Environmental Services
- Carmel Highlands Fire Protection District

Prepared by: Jaime Scott Guthrie, Associate Planner, ext. 6414

Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning

Approved by: Carl P. Holm, AICP, Director of RMA

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Discussion, including:

- Context
- Zoning of Parcel at 14 Spreckels Lane, Salinas

Exhibit C - Draft Resolution, including:

- Conditions of Approval
- Proposed General Development Plan
- Operational Statement (Applicant's Submittal)
- Site Plans, Elevations

Exhibit D - Vicinity Map

Exhibit E - Initial Study/Negative Declaration

Exhibit F - Reports, including:

- Geotechnical Report (LIB140312)
- Traffic Report, Taluban (LIB140311)
- Traffic Report, Hexagon (LIB170119)
- Water Use Study (LIB170120)

Exhibit G - Minutes - Spreckels LUAC, 15 October 2015

Exhibit H - Correspondence - Weaver

Exhibit I - Correspondence - Farrow, Stamp Erickson, Frisbey

cc: Front Counter Copy; Jacqueline R. Onciano, RMA Chief of Planning, Kenneth Slama, Applicant; Belinda Taluban, Agent; Michael Harrington, Agent: M R Wolfe & Associates (John Farrow); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN140223.