

## Monterey County Planning Commission

<b>Meeting:</b> October 8, 2003, 11:30 a.m.	<b>Agenda Item 8</b>
<b>Project Description:</b> Resolution of intent to deny a Use Permit and Design Approval ( <b>Mirabito, PLN980301</b> ) for a two-story mini-storage warehouse development proposed to be constructed in two phases. Phase One will include a 1,109 square foot office, 29,916 square feet of mini-storage and 33,574 square feet of open storage for boats and RVs. Phase Two will consist of 33,574 square feet of mini-storage to replace the outdoor storage, for a total project size of 64,599 square feet.	
<b>Address and Parcel Number:</b> The property is located at 9640 and 9680 Carmel Valley Road (Assessor's Parcel Numbers 169-131-002 and 169-131-003), west of the intersection of Carmel Valley Road and Robinson Canyon Road	
<b>Plan Area:</b> Carmel Valley Master Plan	<b>Flagged and staked?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Zoning Designation:</b> HC-D-S (Heavy Commercial, with Design Control and Site Plan Review)	
<b>CEQA Action:</b> Mitigated Negative Declaration	
<b>Department:</b> Planning and Building Inspection	

### RECOMMENDATION

Staff recommends the Planning Commission adopt the attached Findings and Evidence (**Exhibit A**) for denial of the above project and mitigated negative declaration.

### BACKGROUND

On September 24, 2003, the Planning Commission adopted a resolution of intent to deny the above self storage project on the subject property. The intent to deny the project was based on

- Unsafe vehicle ingress and egress from the project driveway onto Carmel Valley Road and Robinson Canyon Road interchange lanes, especially for oversize vehicles such as RVs and moving trucks
- The project size and mass was inappropriate for the site, and inconsistent with the rural character of Carmel Valley
- Other uses for the property, such as affordable housing, were more appropriate for the site.

**Note:** This project is appealable to the Board of Supervisors

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CC: Planning Commissioners; County Counsel; Health Department; Public Works;  
Monterey County Water Resources Agency; Carmel Valley Fire Department; Monterey  
Peninsula Water Management District; Monterey Peninsula Regional Park District;  
Lynne Mounday; Patrick Kelly; Jeff Main; Steve Mirabito; Todd Bessire; File

Attachments: Exhibit A: Recommended Findings and Evidence for Denial

This report reviewed by Lynne Mounday

**EXHIBIT "A"**  
**RECOMMENDED FINDINGS AND EVIDENCE FOR DENIAL**

- 1. FINDING:** The proposed Use Permit and Design Approval (**Mirabito, PLN980301**) for a two-story mini-storage warehouse development proposed to be constructed in two phases (Phase One will include a 1,109 square foot office, 29,916 square feet of mini-storage and 33,574 square feet of open storage for boats and RVs. Phase Two will consist of 33,574 square feet of mini-storage to replace the outdoor storage, for a total project size of 64,599 square feet), and public trail area dedication, is consistent with the zoning designation of Heavy Commercial, and the Carmel Valley Master Plan designation of Commercial

**EVIDENCE:** Mini-storage is an allowable use as listed in Section 21.20.060.C of Title 21, Inland Zoning, subject to obtaining a Use Permit from the Planning Commission.

**EVIDENCE:** The front setback of 100 feet, side setbacks of 0 feet and rear setback of 75 feet conform with the front, side and rear setbacks of the Inland Zoning regulations for Heavy Commercial uses, and Carmel Valley Master Plan, and Land Use Map Figure 2, Mid Valley Area.

**EVIDENCE:** The project height of 32 feet conforms to the maximum allowable height of 35 feet for the Heavy Commercial zoning designation

**EVIDENCE:** Materials in file PLN980301
- 2. FINDING:** The proposed self-storage facility will not conform to Policies 28.1.20A(CV) and 28.1.9(CV) of the Carmel Valley Master Plan, requiring rural architectural design; and controlling mass and bulk of structures, respectively.

**EVIDENCE:** The overall 64,559 square-foot project size, two story design for Phase two of the project, and long walls of the project will be out of scale with the surrounding commercial and residential buildings in the project area.

**EVIDENCE:** The long walls and overall mass of the structure are inconsistent with the rural character policy of the Carmel Valley Master Plan.

**EVIDENCE:** Plans and materials contained in file PLN980301
- 3. FINDING:** The establishment, maintenance, or operation of the use or structure applied for will, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use.

**EVIDENCE:** The Carmel Valley Road / Robinson Canyon Road intersection design is visually confusing to drivers. This visual confusion combined with the high speeds at which vehicles travel on this road

and off ramp could potentially result in collisions between vehicles attempting to enter or exit the project driveway and other traffic. Larger, slower-moving vehicles of the type anticipated to be stored at the facility (i.e. RVs), and those transporting items to be stored at the facility, are especially incompatible with the faster-moving traffic on this road and the confusing intersection design.

**EVIDENCE:** Testimony of members of the Planning Commission and members of the public commenting on the project during the public hearing for the project.

**EVIDENCE:** The project will result in the removal of an existing single-family home and a potters studio. These uses are supportive of the community, and contribute to the unique character of Carmel Valley, in contrast with a self-storage facility, which has only one employee and rows of storage lockers.

**EVIDENCE:** Allowing future phases of a project to be developed when water becomes available is inconsistent with good planning practice.

**EVIDENCE:** Other uses for the property, such as affordable housing or open space, would be more beneficial to the community and appropriate for the rural setting of the project.

**EVIDENCE:** Self storage uses are associated with break-ins and can become a public nuisance when abandoned, increasing demands on the community while providing no benefits.

**EVIDENCE:** Written comments by the public on the initial study

**EVIDENCE:** Findings and Evidence for 1 and 2 above.

4. **FINDING:** The project is appealable to the Board of Supervisors

**EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21)