

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 10, 2013 <b>Time:</b> 9:00 AM	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Consider a Use Permit for a pet hospital and pet shop within an existing 5,500 square foot commercial building, a General Development Plan establishing future allowed uses in the subject building and a Design Approval.	
<b>Project Location:</b> 26340 Carmel Rancho Blvd. Carmel	<b>APN:</b> 015-012-038-000
<b>Planning File Number:</b> PLN120820	<b>Owner:</b> LNS Group <b>Agent:</b> Drew Lander
<b>Planning Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : LC-D-S-RAZ [Light Commercial with a Design Control, Site Review and Residential Allocation Zoning Overlay]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301(a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorical Exempt pursuant to Section 15301(a) of the CEQA Guidelines; and
- 2) Approve PLN120820 with a General Development Plan, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project proposes a pet hospital and pet shop within an existing 5,500 square foot commercial building previously used for wine-tasting, professional offices/general retail, and a deli market. The building is located on a 6,000 square feet parcel which shares access and parking with the Carmel Rancho Shopping Center. Tenant improvements include new interior walls, new cabinetry and six (6) new windows. Signage would include substitution of existing business name on existing awning. No color or material changes are proposed to the exterior of the building.

Staff reviewed the project for noise and water impacts. The building is separated from the rest of the shopping center. The main shopping areas (Carmel Rancho Center, Carmel Rancho Square, and The Barnyard) are located over 200 feet of the subject project. A commercial retail building similar to the subject project is located over 60 feet away. Noise generated by the use, i.e. dog barking, will not impact the shopping area due to the physical separation of the subject building.

The Monterey Peninsula Water Management District (MPWMD) and the Water Resources Agency reviewed the subject project based on previous uses of the building (deli market and general retail/commercial offices). The proposed animal hospital and shop will use .041 acre feet per year less than the previous uses. The subject project will not exceed current water demand.

A General Development Plan (GDP) is included as part of the permit to establish future uses and operations of the existing building (**Exhibit B**). The GDP proposes uses compatible to general retail found in the adjacent shopping centers. Uses not listed or not compatible with the general retail in the shopping center will require a discretionary permit, as required in Section 21.18.050 and 21.18.060 of the Monterey County Zoning Ordinance (Title 21), or will not be allowed. Operation hours will be compatible to the adjacent shopping center: Monday through Sunday 7:00am to 10:00pm. Design and development standards will be consistent with applicable regulations within Title 21 of the Monterey County Zoning Ordinance (Chapters 21.18; 21.44; 21.60; and 21.58).

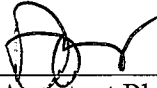
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by each agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project consists of a discretionary permit to be reviewed and considered by the Planning Commission. On March 18, 2013, the LUAC unanimously recommended approval of the project.

Note: The decision on this project is appealable to the Board of Supervisors.



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Dan Lister – Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
March 21, 2013


cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Luis Osorio, Senior Planner; Dan Lister, Project Planner; LNS Group LP, Owner; Drew Lander, Agent; The Open Monterey Project; LandWatch; Planning File PLN120820

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
- General Development Plan

Exhibit C Vicinity Map  
Exhibit D Advisory Committee Minutes (LUAC)

This report was reviewed by Luis Osorio, Senior Planner.



**EXHIBIT A  
PROJECT INFORMATION FOR PLN120820**

<b>Project Title:</b>	LNS Group LP	<b>Primary APN:</b>	015-012-038
<b>Location:</b>	26340 Carmel Rancho Blvd. Carmel, CA 93923	<b>Coastal Zone:</b>	No
<b>Planning Area:</b>	Carmel Valley Master Plan	<b>Zoning:</b>	LC-D-S-RAZ
<b>Permit Type:</b>	Use Permit; GDP	<b>Plan Designation:</b>	Commercial
<b>Environmental Status:</b>	Categorically Exempt	<b>Final Action Deadline:</b>	5/23/2013
<b>Advisory Committee:</b>	Carmel Valley LUAC		

**Project Site Data:**

<b>Lot Size:</b>	6,000sf		
<b>Existing Structures (sf):</b>	5,500sf	<b>Allowed Height:</b>	35'
<b>Proposed Structures (sf):</b>	0	<b>Proposed Height:</b>	20'
<b>Total Square Feet:</b>	5,500sf		

**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b>	No	<b>Erosion Hazard Zone:</b>	Low
<b>Archaeological Sensitivity Zone:</b>	High	<b>Geologic Hazard Zone:</b>	II
<b>Fire Hazard Zone:</b>	Low		

**Other Information:**

<b>Water Source:</b>	Public	<b>Sewage Source:</b>	Public
<b>Water District/Company:</b>	Cal-Am	<b>Sewer District Name:</b>	CAWD
<b>Fire District:</b>	Cypress FPD	<b>Grading (cubic yds):</b>	None
<b>Tree Removal (Count/Type):</b>	None		

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**LNS Group LP (PLN120820)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project Categorically Exempt pursuant to Section 15301(a) of the CEQA Guidelines; and
- 2) Approving a Use Permit for a pet hospital and pet shop within an existing 5,500 square foot commercial building, a General Development Plan establishing future allowed uses in the subject building and a Design Approval.

[PLN120820, LNS Group LP, 26340 Carmel Rancho Boulevard, Carmel, Carmel Valley Master Plan (APN: 015-012-038-000)]

**The LNS Group LP application (PLN120820) came on for public hearing before the Monterey County Planning Commission on April 10, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 2010 Monterey County General Plan;
    - Carmel Valley Master Plan;
    - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - b) The property is located at 26340 Carmel Rancho Boulevard, Carmel (Assessor's Parcel Number 015-012-038-000), Carmel Valley Master Plan. The parcel is designated Light Commercial (LC) which allows commercial uses suitable for the convenience of nearby residential areas (Section 21.18.010, County Zoning Ordinance). The subject project proposes an animal hospital and pet shop within an existing commercial building that shares parking and access with Carmel Rancho Shopping Center. The proposed use is consistent with the intent of the designated

zoning district.

- c) Exterior changes proposed are minimal and consistent with Section 21.44.010 of the Monterey County Zoning Ordinance (Title 21). Exterior changes include six (6) new windows and substitution of existing business name on existing awning. No color or material changes are proposed. Existing colors and materials are consistent with the surrounding shopping center.
- d) The project planner conducted a site inspection on February 27, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project consists of a discretionary permit to be reviewed and considered by the Planning Commission. On March 18, 2013, the LUAC unanimously recommended approval of the project.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120820.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff conducted a site inspection on February 27, 2013 to verify that the site is suitable for this use.
  - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120820.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities already exist. The existing building is

serviced by Cal-Am and the Carmel Area Wastewater District (CAWD). The proposed project will not impact existing public facilities.

- c) Monterey Peninsula Water Management District (MPWMD) and the Water Resources Agency both reviewed the subject project based on previous uses of the building (deli market and multi-space retail). The proposed animal hospital and shop will use .041 acre feet per year less than the previous uses. The subject project will not increase water usage.
- d) Staff conducted a site inspection on February 27, 2013 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120820.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on February 27, 2013 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120820.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(a) categorically exempts minor interior and exterior alteration to an existing structure.
  - b) The subject project entails a change of use within an existing commercial building. No additional structures are proposed. Improvements include a new interior walls (non-load bearing), new cabinetry, signage on existing awning, and six (6) new windows.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 27, 2013.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
  - e) Staff conducted a site inspection on February 27, 2013 to verify that the site is suitable for this use.
  - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120820.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** – The proposed General Development Plan (GDP) is consistent with provisions of Section

21.18.030 of the Monterey County Zoning Ordinance which require a GDP prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) Pursuant to Section 21.18.030.A.2 of the County Zoning Ordinance, a GDP has been submitted to the RMA – Planning Department to establish future uses of the existing 5,500 square foot building.
  - b) All uses and operations within the GDP are compatible with the surrounding shopping center. Uses and design standards have been developed to be consistent with Chapter 21.18 (Light Commercial District), Chapter 21.44 (Design Control), Chapter 21.59 (Parking Regulations), and 21.60 (Sign Regulations) of the County Zoning Ordinance. The GDP is attached hereto and incorporated herein by reference as a condition of approval.
  - c) The GDP and accompanying materials was reviewed by the Planning Department, Cypress Fire Protection District, Parks Department, Public Works Department, Environmental Health Bureau, Sheriff, and the Water Resources Agency to ensure that the uses proposed will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general (see Finding 3).
  - d) Staff conducted site inspections on February 27, 2013 to verify that the proposed GDP and project are consistent with allowed uses for a light commercial site.
  - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120820.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors

- EVIDENCE:**
- a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt pursuant to Section 15301(a) of the CEQA Guidelines; and
2. Approve a Use Permit for a pet hospital and pet shop within an existing 5,500 square foot commercial building, a General Development Plan establishing future allowed uses in the subject building and a Design Approval, in general conformance with the attached sketch and subject to the attached conditions and subject to the attached General Development Plan, all hereto incorporated by reference.

**PASSED AND ADOPTED** this 10th day of April, 2013 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

**NOTES**

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.



# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120820

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This permit (PLN120820) consists of a Use Permit for a pet hospital and pet shop within an existing 5,500 square foot commercial building, a General Development Plan establishing future allowed uses in the subject building and a Design Approval. The property is located at 26340 Carmel Rancho Boulevard, Carmel (Assessor's Parcel Number 015-012-038-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a notice which states: "A permit (Resolution \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 015-012-038-000 on April 10, 2013. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

### 4. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on April 10, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

### 5. PDSP001 - GENERAL DEVELOPMENT PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All future uses, operation standards, and design requirements shall comply with the General Development Plan. The General Development Plan shall be available within Planning File No. PLN120820 and incorporated with the resolution of approval (Resolution No. \_\_\_\_\_). All uses, operation standards, or design requirements not within the General Development Plan shall not be allowed, unless a Use Permit to amend the General Development Plan is approved by the Planning Commission. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** All uses, operations and design requirements shall be consistent with the General Development Plan.

## 6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

## 7. EHSP01 - MEDICAL WASTE

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Storage, transportation, and disposal of biohazardous/medical wastes shall be in compliance with the California Health and Safety Code, Sections 117600-118360). (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits the applicant shall obtain a Medical Waste Generator permit from Solid Waste Management Services of Environmental Health Bureau.

## 8. WR049 - WATER AVAILABILITY CERTIFICATION

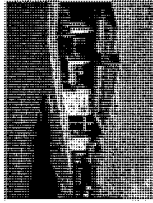
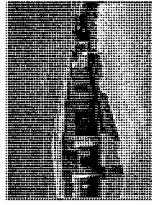
**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

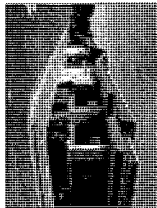
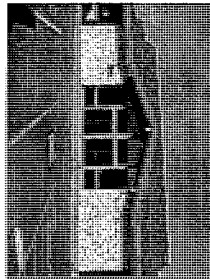
**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

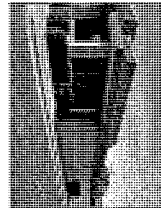
WEST FACE  
(Facing Shopping Center)



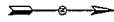
SOUTH FACE  
(Front of Building)



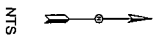
EAST FACE  
(Facing Carmel Rancho Blvd.)



NORTH FACE  
(Rear of Building)

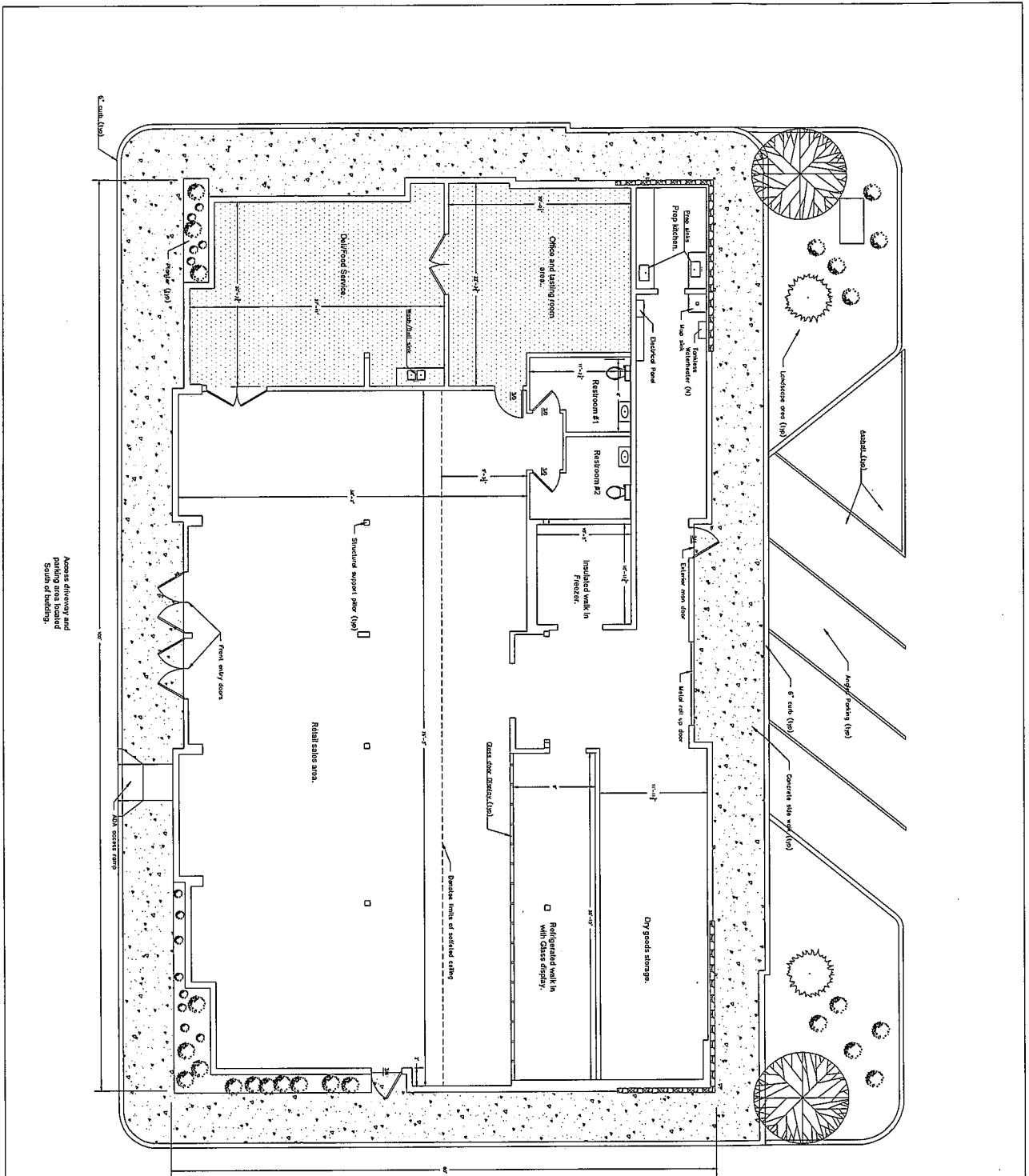


NOTES:  
1) Awning with business name to be installed over front entry doors.  
2) All colors and exterior finishes to remain the same.



NTS

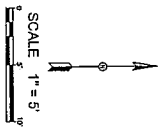
Application for Use Permit Animal Hospital		Date	Revision Description
<b>SUBJECT PROPERTY</b> APN 015-012-038 26340 Carmel Rancho Blvd, Carmel CA93923			
<b>OWNER:</b> LNS GROUP LP 3704 Avenida Mc Dana, TX 75214			
<b>APPLICANT:</b> Drew Lindler P.O. Box 238816 Carmel, CA 93922 PH 530-674-7952			
Date: Feb. 10 2013			
EXISTING ELEVATIONS			
Pg.			
1 of 4			



Access driveway and parking area located South of building.

- NOTES:
- 1) Existing building constructed prior to 1974. This drawing was produced from site inspection.
  - 2) No construction records have been located.
  - 3) Dimensions are true measured dimensions.
  - 4) All Utilities are existing.  
Sewer provided by CAWD.  
Water provided by Calam.  
Electrical Provided by PG&E.
  - 5) Perimeter of structure constitutes lot boundary.

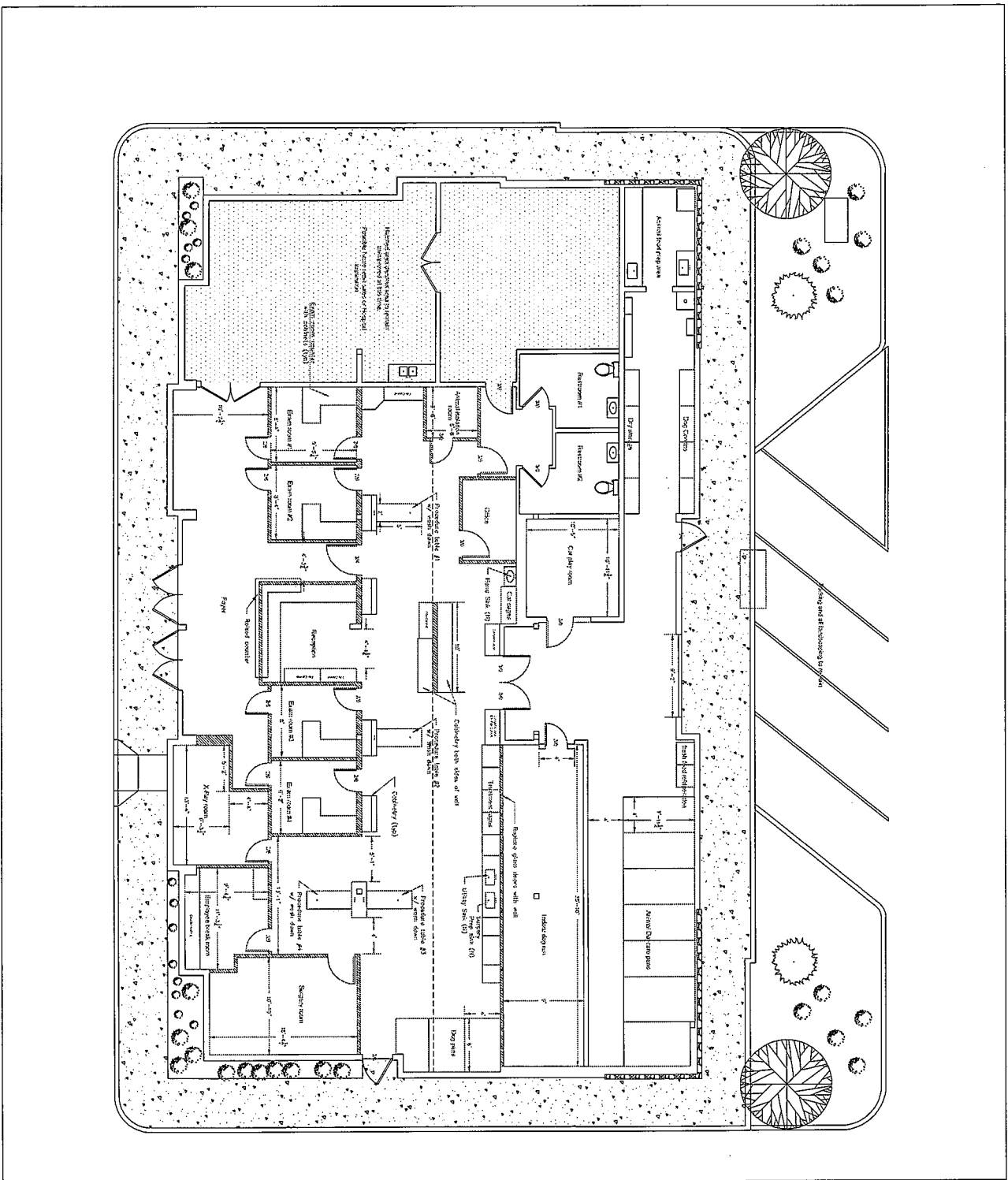
Lot area: 6000sqft  
 Usable Building area: 5500sqft  
 2500sqft designated Dall'road service area and related storage.  
 3000sqft utilized for Retail sales and related storage.



Date	Revision Description

<b>Application for Use Permit Animal Hospital</b>	
<b>SUBJECT PROPERTY</b>	
APN 015-012-038 26340 Carmel Rancho Blvd. Carmel CA93923	
<b>OWNER:</b>	LHS GROUP LP 3704 Adams Rd. Dallas, TX 75214
<b>APPLICANT:</b>	Drew Linder P.O. Box 223635 Carmel, CA 93922 PH 530-672-7952
<b>DATE:</b>	Feb. 10 2013
<b>Pg.</b>	EXISTING CONDITIONS
<b>2 of 4</b>	



- NOTES:**
- 1) No change to interior structural members.
  - 2) All new interior walls are non load bearing.
  - 3) All cabinetry shall be new construction.
  - 4) 8 new windows are proposed on the North end East walls to provide natural light into the Animal Daycare pens and the indoor dog run.
  - 5) No exterior building changes are proposed

**Existing water fixtures:**

- Sinks - 5
- Mop sink - 1
- Toilets - 2

**Water fixtures new:**

- Sinks - 3
- Procedure sinks - 4
- Total fixtures - 15

**Proposed use:**

- Animal Hospital - 4260sqft
- Shared Restroom - 240sqft
- Facilities - 1000sqft

**Legend**

- New wall - [Symbol]
- Existing wall - [Symbol]
- Exterior stone - [Symbol]
- Concrete - [Symbol]
- Landscape shrub - [Symbol]

SCALE 1" = 5'

Revision Description	Date

**OWNER:**  
US GROUP LP  
208 Adams St.  
Darien, TX 75244

**APPLICANT:**  
Drew Linder  
P.O. Box 22868  
Carmel, CA 93922  
PH 530-624-7892

**Application for Use Permit**  
**Animal Hospital**

**SUBJECT PROPERTY**  
APN 015-012-038 26340 Carmel Rancho Blvd, Carmel CA93923

**OWNER:**  
US GROUP LP  
208 Adams St.  
Darien, TX 75244

**APPLICANT:**  
Drew Linder  
P.O. Box 22868  
Carmel, CA 93922  
PH 530-624-7892

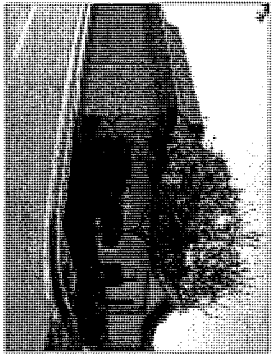
Date: Feb. 10 2013

PROPOSED  
CONDITIONS

Pg. 9.

3 OF 4

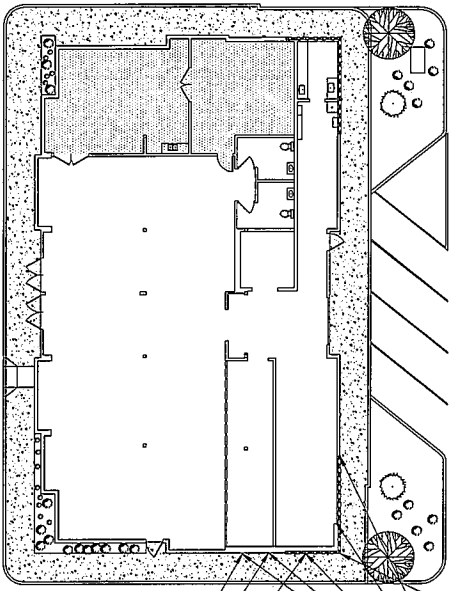
PROPOSED  
CONDITIONS



Northeast corner (existing)



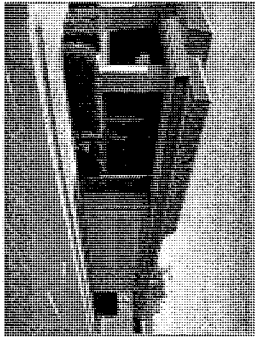
Northeast corner with proposed windows



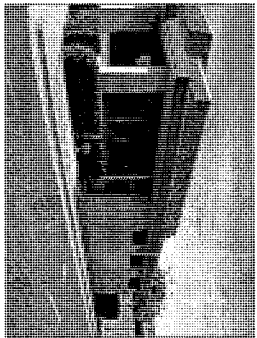
Northwest Corner

Location of new windows

Location of new windows



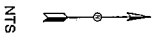
Southeast corner (existing)  
(facing Carmel Blvd.)



Southeast corner

**NOTES:**

- 1) Awning with business name to be installed over front entry doors
- 2) All colors and exterior finishes to remain the same.



Date	Revision Description

**Application for Use Permit  
Animal Hospital**

**SUBJECT PROPERTY**  
APN 015-012-038 26340 Carmel Rancho Blvd. Carmel CA93923

**OWNER:**  
US GROUP LP  
3705 Abrams Rd.  
Dallas, TX 75214

**APPLICANT:**  
Drew Linder  
P.O. Box 223686  
Carmel, CA 93922  
PH 530-627-7982

Date: Feb. 10 2013

**PROPOSED  
CONDITIONS**  
Window locations

Pg.

4 of 4

# GENERAL DEVELOPMENT PLAN

For:

26340 CARMEL RANCHO BOULEVARD

CARMEL CA 93923

LOT 1, OF TRACT NO. 672, CARMEL RANCHO  
SHOPPING CENTER PHASE III-A (AUGUST 9, 1972)

ASSESSOR'S PARCEL NUMBER: 015-012-038



MARCH 22, 2013



## **Table of Contents**

1.0	Purpose and Intent.....	2
2.0	Allowed Use.....	2
3.0	Operation Standards.....	3
4.0	Design Guidelines and Development Standards.....	4

### **1.0 Purpose and Intent**

This document has been prepared to satisfy County Code 21.18.030 which states that a General Development Plan shall be required prior to the establishment of any development in the light commercial district if there is no prior approved General Development Plan. The property in question was developed by Mr. Samuel R. Garzone immediately following the approval of the subdivision map dated August 9, 1972. This development pre-dated the current regulations requiring such a Plan to have been previously prepared.

It is the intent of this document to outline the parameters for future, continued use and occupancy of the existing 6,000sqft structure. The General Development Plan will specify the uses to be allowed as tenant improvements which are consistent with the intent of the developer and approving body at the time of construction. The structure was constructed in 1974 as a local market/deli with retail sales. The building has maintained consistent occupancy since that time. Most recently the structure was occupied by a small deli use and retail wine sales business. Businesses such as these are consistent with the County definition of "Light Commercial".

### **2.0 Allowed Use**

The development site consists of the area within the walls of an approximately 60ft X 100ft structure which make up the definition of the lot. Full site development has occurred as part of a collective shopping center development. A physical increase of the building footprint is not practical or allowed under current conditions. After observing the type of site development, quantity of parking provided, access and current uses within neighboring commercial occupancies, the site is an exceptional candidate for the uses allowed in County Code Chapter 21.18 – Regulations for Light Commercial Zoning Districts or "LC" Districts. All proposed development shall also conform to the Covenants, Conditions and Restrictions, and Grants of Easements (CC&R's) in and over common areas as contained on Reel 560 the Monterey County Official Records, Page 359 under Recorder's Series Number G 15160, (June 6, 1968)

There are three categories of uses proposed by this development plan: A) Uses allowed by Construction Permit; B) Uses allowed by Administrative Permit (Chapter 21.70) and C) Uses allowed by Use Permit (Chapter 21.74)

**List of uses to be allowed with approval of a Construction permit:**

- Change of commercial uses within the structure provided that the new use will not change the nature or intensity of the structure;
- Professional offices;
- Retail sales of a light commercial character and conducted within the structure;
- Retail Market/Deli
- Stationary and office supply store;
- Picture framing business;
- Locksmith, key, and lock shop;
- Art Gallery;
- Florist;
- Pet shop;

**List of uses to be allowed with approval of an Administrative Permit:**

- All remaining uses cited in County code sections 21.18.050 – (Uses Allowed – Administrative permits) which were included in the code at the time of this application, and which were not explicitly included in the list of uses approved by Construction permit above, or which have not been explicitly disallowed in this General Development plan;

**List of uses to be allowed with approval of a Use Permit:**

- All uses allowed under County Code section 21.18.060 which is consistent with the nature of the shopping center and other uses of a similar character, density and intensity as those previously approved for occupancy in the structure;

**List of uses not to be allowed:**

- Residential;
- Warehouse use;
- Any use not considered to be a light industrial use per County Code Chapter 21.18;

### **3.0 Operation Standards**

**Tenants:**

Prior to commencement of use, tenants must possess the appropriate permit according to the uses previously listed. Occupancies shall also be subject to the rules and regulations as applicable, set forth by the Carmel Rancho Merchants Association relating to any modification and changes to structures, colors, signage or landscaping.

**Operations:**

Hours of operation: Monday through Sunday 7:00am to 10:00pm

**Number of Employees:**

The total number of employees shall be consistent with the County approved use at the site, and is limited only by the reasonable number of parking spaces available. This structure shares several hundred parking spaces with adjacent commercial and retail facilities however it is assumed the intent of the original developer was to allow sharing of all parking areas because all parking is held jointly and maintained by the Carmel Rancho Merchants Association. Per Chapter 21.58 the required parking is 1 space per 250sqft floor area. For the usable net area of 5,500sqft of the structure a total of 22 parking spaces are available. Two of those spaces are currently signed per the Americans with Disability Act (ADA). Allowable parking would support a maximum of 20 employees.

**Parking:**

The total net area for the site is 5,500sqft which translates to 22 parking spaces required. County code section 21.58.050 requires one ADA parking space be provided for businesses up to 40 parking stalls. There are two ADA spaces within 25ft of the front door and access to several hundred shared parking spaces. A minimum of 24 parking spaces are available to serve the building.

## **4.0 Design Guidelines and Development Standards**

**All Design Guidelines and Development Standards are to be consistent with the General Development Plan. All future improvements are to be consistent with previous development approvals, and shall conform to the requirements of Section 21.44 – “Regulations for design control Zoning Districts”.**

**Site Improvements/Site Development Standards:**

Site has been developed to the maximum extent practical. Under this General Development Plan the future re-development of this building will require the structure to be constructed within the footprint of the existing structure. Site development shall conform to both County building codes as well as the CC&R's which encumber the property.

**Sign Program:**

Any signage shall be in accordance with County Code section 21.60.

**Materials and Colors:**

Any exterior building changes to the existing structure as well as any proposed re-developed structure shall conform to the guidelines provided in County Code Section 21.44 – Regulations for Design Control Zoning Districts or “D” Districts. Exterior colors shall be chosen to remain consistent with the collective Carmel Rancho Shopping Center in order to retain the look of a cohesive development. Colors shall be painted in earth tones to reduce glare.

**Landscaping Plan:**

Any proposed landscaping or planters shall contain native drought tolerant species matching the surrounding established landscaping within the Carmel Rancho Shopping Center. All landscaped areas or fenced areas shall be continuously maintained in a litter-free, weed-free and well maintained condition.

**Exterior Lighting:**

Exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Existing lighting as of the date of this Plan is to be considered acceptable and consistent with the intended development. Any future change to the exterior lighting shall be consistent with the approved exterior lighting plan which shall be reviewed through the Design Approval process.

**Outside Storage:**

Outside storage of equipment and/or materials is prohibited.

**Trash/Recycling:**

Trash shall be maintained in closed containers or bins and shall be located on the North side of the building. All recyclable materials shall be disposed of in the appropriate recycle containers. It is the responsibility of the occupant to ensure weekly disposal of trash accumulation. Storage, transportation, and disposal of biohazardous/medical wastes shall be in compliance with the California Health and Safety Code, Sections 117600-118360).

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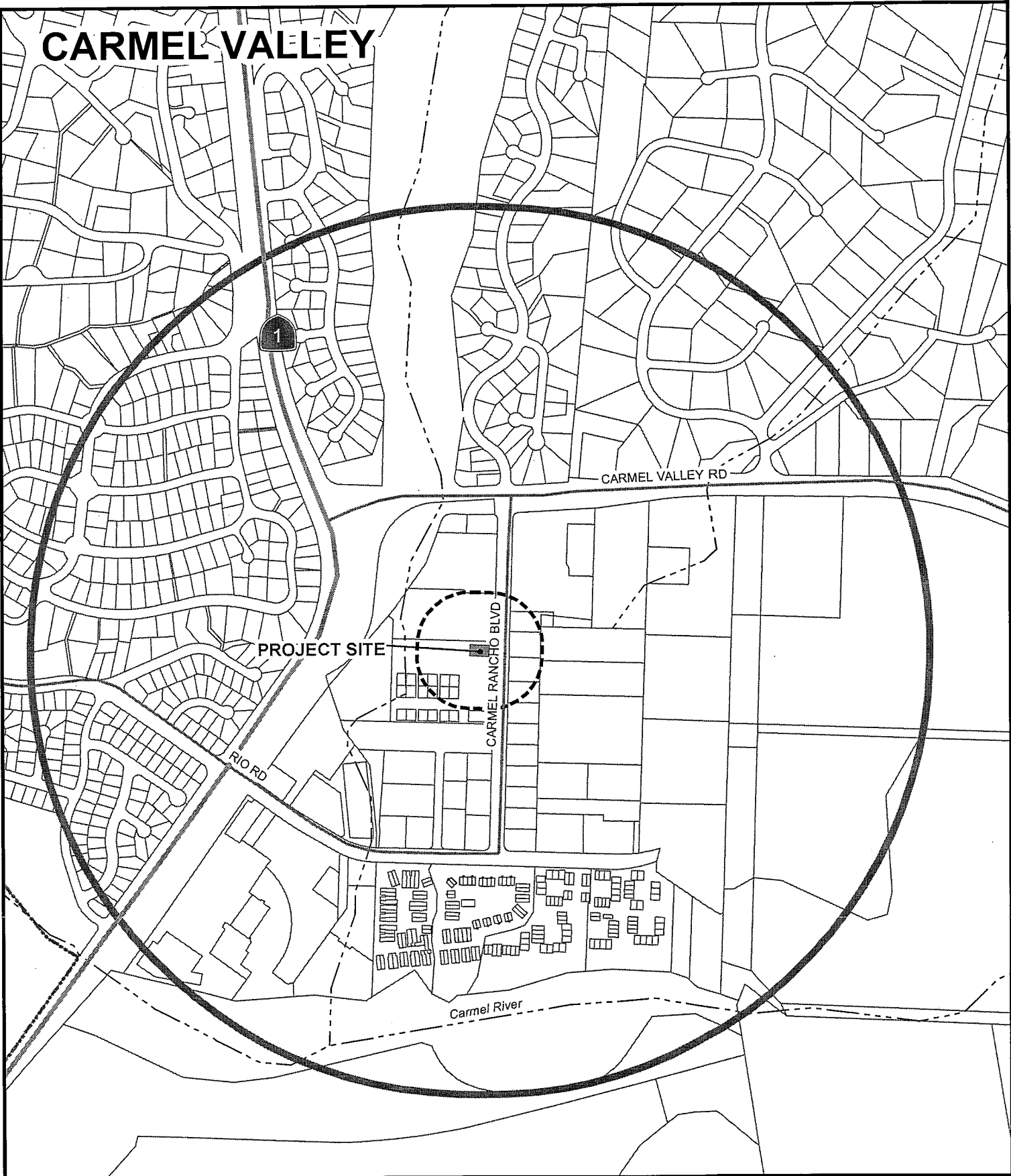
**END OF GENERAL DEVELOPMENT PLAN**

Prepared by: Drew Lander  
PO Box 223696  
Carmel CA 93922

Reviewed by: RMA – Planning Department

For: Shannon K Hudzik  
7474 Tustin Rd  
Salinas CA 93907





# CARMEL VALLEY

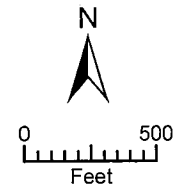


APPLICANT: LNS GROUP LP

APN: 015-012-038-000

FILE # PLN120820

 2500' Limit  300' Limit  Water  City Limits



PLANNER: LISTER

Exhibit C

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **March 18, 2013**

**Project Title:** LNS GROUP L P

**File Number:** PLN120820

**File Type:** ZA

**Planner:** LISTER

**Location:** 26340 CARMEL RANCHO BLVD CARMEL

**Project Description:**

Use Permit and Design Approval to allow an animal clinic and pet shop within an existing 5,500 square foot multi-retail building. A General Development Plan is required to establish future uses and operations in the building. The property is located at 26340 Carmel Rancho Boulevard, Carmel (Assessor's Parcel Number 015-012-038-000), Carmel Valley Master Plan.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes  No

Drew Lander

**Was a County Staff/Representative present at meeting?** Steve Mason (Name)

**PUBLIC COMMENT:** None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

Exhibit D

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
John Anzini	Noise of confined dogs	

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

Motion by: Charles Franklin (LUAC Member's Name)

Second by: John Anzini (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 7 (Brennan, Franklin, MacClelland, Agron, Anzini, Pease, Burbidge)

NOES: 0

ABSENT: 0

ABSTAIN: 0