

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 02043

A. P. # 177-063-008-000-M

FINDINGS AND DECISION

In the matter of the application of
Pacific Montessori School (PLN020187)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, an extension of a Combined Development Permit, located at 12-14 Hatton Avenue, Spreckels and 52 Spreckels Boulevard at Hatton Avenue, Spreckels, came on regularly for hearing before the Planning Commission on July 31, 2002.

WHEREAS: Said proposal includes:

- 1) two-year extension of two Use Permits for a school for 60 elementary-age children and a day care center in conjunction with the school

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: The applicant, Pacific Montessori School, timely applied for an extension of a Combined Development Permit, File No. PLN990161.
EVIDENCE: Application and materials located in Project Files PLN990161 and PLN010187, and the administrative record.
2. FINDING: Consideration of the subject application for an extension has been carried out pursuant to Section 21.76.110 of Title 21 (Zoning) of the Monterey County Code.
EVIDENCE: Application and materials located in Project Files PLN990161 and PLN010187, and the administrative record. The purpose of the extension is to allow additional time for relocation of the school to a permanent facility.
3. FINDING: The extension of the Combined Development Permit conforms to the Monterey County General Plan and Title 21 (Zoning) of the Monterey County Code, and there is no new information or substantial changes in circumstances which would alter the original approval as set forth in Planning Commission Resolution No. 99039 adopted on June 30, 1999.
EVIDENCE: Application and materials located in Project Files PLN990161 and PLN010187, and the administrative record.
4. FINDING: The new and amended conditions added to the project are of a non-substantive, housekeeping nature, and do not change the original project approval.
EVIDENCE: Condition 16 set forth in Planning Commission Resolution No. 99039 is amended to accurately reflect the siding and roofing material used for the modular units, and does not compromise the basic requirement that the modular units be compatible with the surrounding community.

- 5. FINDING: The project is categorically exempt under Class 1, Section 15301, of the Monterey County and California CEQA Guidelines relating to existing facilities.
- EVIDENCE: None of the conditions listed in Section 15162 of the CEQA Guidelines have occurred with respect to the extension of the Use Permit and the operation of the school. There are no substantial changes with respect to the circumstances under which the project was originally undertaken.
- EVIDENCE: Application and materials located in Project Files PLN990161 and PLN010187, and the administrative record.

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the following conditions:

- 1. This permit is a two-year extension of a Combined Development Permit consisting of a two-year extension of two Use Permits for a school for 60 elementary-age children and a day-care center in conjunction with the school. This permit is in accordance with County ordinances and land use regulations, subject to the terms and conditions set forth in Planning Commission Resolution No. 99039 adopted on June 30, 1999, and subject to the following terms and conditions, to expire on June 30, 2004. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)
- 2. The fire safety conditions from Planning Commission Resolution No. 99039 shall apply to the extension of this permit. A fire department inspection shall be conducted and conditions met prior to final fire department clearance of the extension of this permit. (Salinas Rural Fire District)
- 3. Condition No. 16 of Planning Commission Resolution No. 99039 is amended to read as follows:

The manufactured units at 52 Spreckels Boulevard shall comply with the following construction specifications:
 - a. Siding to be vertical wood siding;
 - b. Trim size to be minimum 1-inch by 6-inch around windows and doors, 2-inch by 8- inch fascia board minimum;
 - c. Roofing to be metal; and
 - d. Exterior colors to match the historic buildings at 12-14 Hatton Avenue.

PASSED AND ADOPTED this 31st day of July, 2002 by the following vote:

- AYES: Errea, Sanchez, Hawkins, Pitt-Derdivanis, Parsons, Diehl, Hernandez, Engell, Wilmot
- NOES: None
- ABSENT: Brennan

Original Signed By:

DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS 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.