

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 12, 2011	Time: 1:30 PM	Agenda Item No.: 7
Project Description: Consider modification or revocation of an approved Combined Development Permit (PLN060102/Keehn, PLN000357/Gamboa) pursuant to Section 21.74.060 of Monterey County Codes. The existing permit consists of: a Use Permit to allow a quasi-public use in the low density residential zone including site plan and design review for development of a 64-suite, 78-bed, assisted care living facility consisting of a 3-building complex totaling 43,400 square feet, 35 space parking lot including 4 handicap-accessible spaces, balanced grading (3,000 cy cut/3,000 cy fill), access and parking improvements across a neighboring lot (APN: 015-021-003-000) to Carmel Rancho Boulevard, improvements to Val Verde Drive for emergency access to Carmel Valley Road, an underground graywater and cistern systems, and on-site water detention ponds; a Use Permit to allow development on slopes exceeding 30%; and allocation of 4.8 acre feet of water to the project. Modifications to be considered include: amending the project description to delete underground graywater and cistern systems, removing conditions requiring underground graywater and cistern systems to balance the water use, and amending landscaping conditions. Said modifications are related to Monterey Peninsula Water Management District Water Permit No. 25730 issued on July 27, 2008 wherein the District determined graywater was not required for a 78-bed facility subject to Special Conditions of Approval including specific design requirements (including landscaping).		
Project Location: 26245 Carmel Rancho Boulevard		APN: 015-021-036-000
Planning File Number: REF100047		Owner: Alta Land Company LLC
Project Title: Carmel Cottages		Agent: Don Houpt
Planning Area: Carmel Valley Master Plan		Flagged and staked: N/A
Zoning Designation: : Low Density Residential, 1 acre per unit (LDR/B-6/D/S)		
CEQA Action: Mitigated Negative Declaration adopted with the project (July 2004)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission continue the hearing to February 9, 2011 per the applicant's request.

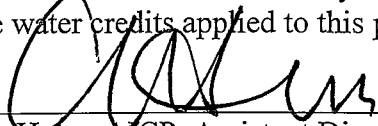
PROJECT OVERVIEW: The Zoning Ordinance states that "When one or more conditions of a Use Permit have not been, or are not being complied with, the Appropriate Authority may revoke or modify the Use Permit following a public hearing (Section 21.74.060 MCC)." On October 18, RMA - Planning Department wrote the applicant and informed them that there were two matters relative to condition compliance for the Use Permit that needed to be resolved to the satisfaction of the Planning Department: 1) Graywater, and 2) Landscape. We offered to set up a meeting with County staff, Monterey Peninsula Water Management District staff and the applicant/landscape architect to reach an agreed plan.

We requested to be notified how they wished to proceed so the Planning Department could set this matter for a hearing before the Planning Commission to memorialize project changes by modifying the conditions and to address restoration for the 26-inch pine tree removed. We noted that they would be notified when this item is scheduled for hearing.

The Planning Department has no record of any response how the issues noted above would be addressed. Therefore, we initiated this hearing pursuant to Monterey County Code, and provided notice December 27, 2010 for a hearing to be held January 12, 2011. On December 29,

2010, the applicant emailed a request to continue the matter for 30 days (**attached**). Pursuant to Planning Commission policy, an applicant is afforded a continuance.

OTHER AGENCY INVOLVEMENT: The condition matrix was circulated to the County departments involved with the original permit: Water Resources Agency, Environmental Health Bureau, Public Works Department, Cypress Fire Protection District. A copy of the staff report will be circulated to the Monterey Peninsula Water Management District as a responsible agency for the water credits applied to this project.



Carl P. Holm, AICP, Assistant Director of Planning
(831)755-5103, holmcp@co.monterey.ca.us
January 5, 2011

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District; Public Works Department; Environmental Health Bureau; Building Services Department, Water Resources Agency; Monterey Peninsula Water Management District; Carl Holm; Carol Allen; Don Houpt, Owner; Dee Ann Howe, Margaret Robbins, Molly Erickson, Richard Rosenthal; Planning File REF100047
Exhibits: A-Continuance Email

Holm, Carl P. x5103

From: Debbie Blue [Debbie@listengineering.com]

Sent: Wednesday, December 29, 2010 1:12 PM

To: Holm, Carl P. x5103; Don Houpt; Gary Knott

Cc: McCormick, Tim x6686; Novo, Mike x5192

Subject: Extension request Affidavit of Posting and Public Notice for REF100047

We are requesting a 30 day extension of the public hearing that Monterey County Planning Commission scheduled without our knowledge for January 12, 2011. We just received notice at the job site today. We do not feel this is adequate notice to properly prepare for the hearing.

"Ideas won't keep. Something has to be done about them." Alfred North Whitehead

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