

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 23, 2011	Time: 10:00 A.M	Agenda Item No.: 4
Project Description: Use Permit to allow a wine tasting room within 200 feet of the boundary of a residential district, a General Development Plan to allow light commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, retail establishments distributing materials and products essential to agriculture and farming operations and/or specialty food store.		
Project Location: 1 and 3 Del Fino Place, Carmel Valley		APN: 187-433-061-000
Planning File Number: PLN100270		Owner: Francis Erskine Agent: Kathleen and Dan Karlsen
Planning Area: Carmel Valley Master Plan		Flagged and staked: No
Zoning Designation: LC-D-S-RAZ (Light Commercial with Design Control, Site Plan Review and Residential Allocation Zone Overlays)		
CEQA Action: Categorically exempt per CEQA Guidelines Section 15303(c)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically Exempt PLN100270 per Section 15303(c); and
- 2) Approve PLN100270, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The applicant requests approval of a Use Permit to allow a wine tasting room within 200 feet of the boundary of a residential district and a General Development Plan for an existing 4,151 square foot commercial building at the southeast end of Del Fino Place in Carmel Valley. The building is divided into three spaces, one of which is now and has historically been occupied by a restaurant. The second space is occupied by a woodworking shop and the third is the site of the proposed wine tasting room. Other businesses that have been permitted on the site in the past include a video arcade, a furniture showroom, a clothing store, an ice cream store and a rental business. The types of businesses requested as part of the General Development Plan are all light commercial uses that would not require an intensification of water use on the site and have similar parking requirements. No new construction is proposed. The site is located in a commercially-zoned area, with a wide range of small businesses in the vicinity including home décor, antique shops, offices, restaurants, wine tasting rooms, art gallery, gas station and a mini-storage facility. See **Exhibit B** for a more detailed discussion.


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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Carmel Valley Fire Protection District
- √ Sheriff's Office
- RMA - Building Department

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Public Works, Water Resources Agency, Carmel Valley Fire Protection District and the Sheriff's Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as **Exhibit 1** to the draft resolution (**Exhibit C**).

The project was heard by the Carmel Valley Land Use Advisory Committee (LUAC) at a public meeting on August 2, 2010. All of the issues raised at the meeting by the Carmel Valley Association have been resolved. The LUAC recommended approval of the project by a vote of 6-0.

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

/S/ 
Delinda Robinson, Senior Planner
(831) 755-5198, robinsond@co.monterey.ca.us
February 14, 2011

cc: Front Counter Copy; Planning Commissioners; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Sheriff's Office; RMA-Building Services; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Francis Erskine, Owner; Kathleen Karlsen, Agent; Planning File PLN100270

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan
3. General Development Plan
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes


This report was reviewed by Laura Lawrence, Planning Services Manager

EXHIBIT A

Project Data Sheet for PLN100270

Project Title: **ERSKINE**

Location:	1-3 DEL FINO PLACE CARMEL VALLEY	Primary APN:	187-433-061-000
Applicable Plan:	CVMP	Coastal Zone:	NO
Permit Type:	UP & GDP	Zoning:	LC/D-S-RAZ
Environmental Status:	EXEMPT	Plan Designation:	COMMERCIAL
Advisory Committee:	CVLUAC	Final Action Deadline (884):	1/19/2011

Project Site Data:

Lot Size:	9,470.5 SF	Coverage Allowed:	50%
Existing Structures (SF):	4,151	Coverage Proposed:	43.8%
Proposed Structures (SF):	4,151	Height Allowed:	30'
Total SF:	4,151	Height Proposed:	FEET
		Floor Area Ratio Allowed:	N/A
		Floor Area Ratio Proposed:	N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat:	N/A	Erosion Hazard Zone:	N/A
Biological Report #:	N/A	Soils Report #:	N/A
Forest Management Rpt. #:	N/A		
Archaeological Sensitivity Zone:	N/A	Geologic Hazard Zone:	III
Archaeological Report #:	N/A	Geologic Report #:	N/A
Fire Hazard Zone:	URBAN	Traffic Report #:	LIB100367

Other Information:

Water Source:	PUBLIC	Sewage Disposal (method):	SEPTIC SYSTEM
Water Dist/Co:	CAL AM	Sewer District Name:	N/A
Fire District:	CARMEL VALLEY FPD	Total Grading (cubic yds.):	0
Tree Removal:	0		

EXHIBIT B PROJECT DISCUSSION

The project consists of a Use Permit to allow a wine tasting room within 200 feet of the boundary of a residential district, a General Development Plan to allow light commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, retail establishments distributing materials and products essential to agriculture and farming operations and/or specialty food store.

ISSUES

PARKING

Del Fino Place is a one block long, commercially-zoned street with active businesses on both sides. Of the ten commercial buildings on the block, five have some off-street parking and the others do not. All street parking on Del Fino Place is "head in", so approximately twice the number of spaces are available on the street than if parking were parallel. In 1996, the county abandoned the outer 20 feet on each side of Del Fino Place, and each lot was extended by 20 feet. On the southwestern side of the road (opposite the Erskine property), the street parking spaces are located on private property and have been counted toward the required parking for those businesses. However, all of the street parking is shared. Parking is tight off and on during the day, particularly in the morning when day laborers park while waiting for potential employers and in the middle of the day during the lunch rush.

The project site is a 9,470 square foot lot that is developed with a 4,151 square foot commercial building. The building is divided into three spaces; a restaurant occupies one, a woodworking shop occupies the second, and the third is the site of the proposed wine tasting room. Monterey County Zoning Ordinance Parking Standards would require that a total of 18 spaces be provided for this property: 12 for the restaurant, 2 for the woodworking shop and 4 for the wine tasting room. The current parking plan was approved in 1982 as part of Use Permit ZA5034, with only 6 "head in" parking spaces located on the street in front of the building and one space on the eastern property line. Due to the large size of the building and the irregular shape of the parcel, space for parking on the site is very limited. Additionally, the septic system, which is not engineered to withstand vehicular traffic, is located in the only area where on-site parking might otherwise be located. The existing parking plan is considered to be legal-nonconforming in that although it does not meet current standards, it was approved by the county according to the standards which were in place at the time. Because the proposed project does not involve an intensification of the use of the property, no additional discretionary permit is being required to maintain the legal non-conforming parking plan.

The Erskine building has been in use for over 25 years, with only 6 on-street parking spaces and one off-street space available for uses that have the same parking requirements as the uses proposed with this application. The establishment of a retail wine tasting room in the third space in this building will not be an intensification of the uses of the property. The applicant has identified one additional on-street space in front of the building which is currently available for use. It is anticipated that some visitors to the wine tasting room will also visit a restaurant or one or more of the other wine tasting rooms that are located within two blocks of the project site. The project is also being conditioned to require that when the septic leach field, which is located on the eastern side of the property, is replaced, the new leach field shall be engineered to hold vehicular traffic so that an additional two spaces can be made available (Condition No. 4).

WATER AND WASTEWATER

The proposed wine tasting room will only serve wine and pre-packaged crackers or snacks. There will be no preparation or serving of food. The applicant proposes to use a portable dishwasher, which will be hooked up to an existing sink, for washing the wine glasses. No new plumbing is proposed. The establishment of the wine tasting room will involve minimal intensification of water use. All of the other retail uses proposed as part of the GDP are similarly low water use businesses. The restaurant and woodworking shop are longstanding, existing uses on the property and their continuation will not result in an intensification of water use.

Sewage on the site is disposed in an on-site septic system. The Environmental Health Bureau has reviewed the project and finds that the existing septic system is adequate for the proposed uses.

SERVING OF ALCOHOL WITHIN 200 FEET OF A RESIDENTIAL DISTRICT

Section 21.08.060.U of the Monterey County Zoning Ordinance requires a Use Permit to allow the establishment of a business that serves alcohol within 200 feet of the boundary of a residential district. This property is located at the eastern end of Del Fino Place, in a Light Commercial district with commercially-zoned properties to the north, south, east and west and a residential district to the northeast. Access to the site from the residential district is via Carmel Valley Road. There is no direct access to the project site from the residential district. The applicant proposes to open a wine tasting room, serving wines produced from grapes grown locally at the Chock Rock Vineyard on Carmel Valley Road and possibly wines from the Graff Family Vineyard. No sale of any alcoholic beverage other than wine is proposed as part of this application. The wine tasting room will initially be open Wednesday through Sunday from 11:30 a.m. to 5:30 p.m. and the General Development Plan will limit expansion of the operating hours to Monday through Sunday from 9:00 a.m. to 7:30 p.m. The wine tasting room will therefore not be open early in the morning or late at night and is not expected to be the source of any unusual noise or disturbance. The project was reviewed by the Sheriff's Office who recommended approval of the project subject to two conditions of approval (Conditions 12 and 13), which require that the project comply with the Monterey County Public Safety and Security Standards to the satisfaction of the Sheriff's Office and that the wine tasting room obtain the appropriate license from the Alcoholic Beverage Control Agency (ABC). One person expressed concern at the LUAC meeting about the number of liquor licenses in Carmel Valley Village. The LUAC voted unanimously to recommend approval with the condition that the wine tasting room only serve wine. The applicant is not proposing to serve any other beverage. Other concerns raised by the Carmel Valley Association (CVA) at the LUAC meeting were related to parking, traffic, water and wastewater. The applicant will be required to pay the appropriate traffic mitigation fees (Condition No. 7 and 9) and will be required to provide as much additional parking as possible (Condition No. 4) when the septic leach field is replaced. The proposed wine tasting room is a use of similar intensity as the uses which have historically occupied the space, and will not result in a significant increase in water use or production of wastewater. Staff has confirmed with Christine Williams, President of the Carmel Valley Association, that the CVA's concerns about the project have been adequately addressed.

It is anticipated that some visitors to this tasting room will also visit one or more of the other tasting rooms that are located within two blocks of the site and/or one of the restaurants in the neighborhood. Having several wine tasting rooms within walking distance of one another will make the area a more attractive destination for tourists, wine connoisseurs, and local people who would like to become more familiar with locally-produced wines.

GENERAL DEVELOPMENT PLAN

Section 21.18.030 of the Monterey County Code requires a General Development Plan (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. In this case, although there has been more than one use on the property since the building was built in the 1950s, no General Development Plan had ever been approved. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site. The application by Chock Rock Vineyard for a Use Permit to allow a wine tasting room triggered the requirement for a GDP. Approval of this GDP (**Exhibit 3**) will allow a range of retail businesses that have similar water and parking needs to be allowed on the property without need for further discretionary permits.

CONCLUSION

The project was reviewed by the RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, Sheriff's Office, Water Resources Agency and RMA-Building Services Department, all of who recommend approval of the project. Issues related to traffic, parking, water usage and wastewater that were identified during review of the project have been resolved. Planning Department staff recommends approval of the project, subject to the Conditions of Approval (**Exhibit 2**).

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

FRANCIS ERSKINE (PLN100270)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Categorically exempting PLN100270 per Section 15303(c); and
- 2) Approving a Use Permit to allow a wine tasting room within 200 feet of the boundary of a residential district, a General Development Plan to allow light commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, retail establishments distributing materials and products essential to agriculture and farming operations and/or specialty food store.

(PLN100270, Erskine, 1 & 3 Del Fino Place, Carmel Valley, (Assessor's Parcel Number: 187-433-061-000) Carmel Valley Master Plan))

The Erskine application (PLN100270) came on for public hearing before the Monterey County Planning Commission on February 23, 2011. 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 1 and 3 Del Fino Place, Carmel Valley (Assessor's Parcel Number 187-433-061-000), Carmel Valley Master Plan. The parcel is zoned LC-D-S-RAZ (Light Commercial with

Design Control, Site Plan Review and Residential Allocation Zone Overlays), which allows light commercial uses subject to the approval of a General Development Plan where the proposed development includes more than one use and the serving of alcohol within 200 feet of the boundary of a residential district subject to a Use Permit in each case. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted site inspections on December 10, 2010 and February 4, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project is consistent with Carmel Valley Master Plan Policy CV-1.12.c, which requires that areas designated for commercial development have adequate parking. Monterey County Zoning Ordinance Parking Standards would require a total of 18 parking spaces for the existing and proposed uses; however the parking plan that was originally approved for this site consists of six "head in" spaces in the right of way in front of the building, similar to other businesses on Del Fino Place, and one on-site space. The applicant has identified one additional space on street, for a total of 8 spaces. Due to space constraints and the location of the septic system, additional parking areas are not available on the site. Condition No. 4 requires that two additional spaces be made available when the existing leach field is replaced. Because the seven existing spaces have proved to be adequate for the existing and past uses, staff finds that 10 spaces are adequate for the existing and proposed future uses (see Finding No. 4(c)).
- 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 includes a Design Approval that will be heard at a public hearing.
- 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 PLN100270.

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, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, Sheriff's Office, Water Resources Agency and RMA-Building Services Department. 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 identified potential impacts to traffic. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following report has been prepared:

"Trip Generation for the Proposed Chock Rock Vineyard"

(LIB100367) prepared by RBF Consulting, Marina, California, October 13, 2010.

- c) The "Trip Generation for the Proposed Chock Rock Vineyard" report prepared for the project finds that the wine tasting room will generate a net increase of approximately 27 - weekday and Saturday trips, 6 - p.m. peak hour trips and 7 - mid-day Saturday peak hour trips. Condition No. 7 requires that the applicant pay the Carmel Valley Master Plan Area Traffic Mitigation Fee and Condition No. 9 requires that the applicant pay the Regional Development Impact Fee.
- d) Staff conducted site inspections on December 10, 2010 and February 4, 2011 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 PLN100270.

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 RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, Sheriff's Office, Water Resources Agency and RMA-Building Services Department. The respective departments/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 are available. Water is provided by the California American Water Company and sewage is disposed in an existing septic system. The Environmental Health Bureau has reviewed the septic system and found it to be adequate for the proposed uses.
 - c) Preceding findings and supporting evidence for PLN100270.

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 site inspections on December 10, 2010 and February 4, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) The subject property is legal non-conforming as to parking standards. Section 21.58 of the Monterey County Zoning Ordinance would require 18 on-site parking spaces for the existing uses and uses proposed in the GDP, while only 7 on-street spaces and one on-site space are proposed as part of the GDP. A parking plan showing 6 on-street parking spaces

and one on-site space was approved as part of Use Permit ZA5034 in 1982. Due to space constraints and the location of septic system components, the provision of additional on-site parking is not feasible at this time. Condition No. 4 has been applied to the project to require that a minimum of two additional on-site parking spaces be provided when the septic leach field is replaced.

- d) There are no known violations on the subject parcel.
- 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 PLN100270.

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 15303(c) categorically exempts the construction or conversion of commercial buildings not exceeding 10,000 square feet floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available.
 - b) The property is zoned LC-D-S-RAZ (Light Commercial with Design Control, Site Plan Review and Residential Allocation Zone Overlays). This zoning district allows light commercial such as those proposed with this application.
 - c) The project includes a General Development Plan to allow light commercial uses which do not involve the use of significant amounts of hazardous substances. The proposed uses are either already existing on the property, have existed on the property in the past or are similar to existing or past uses.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visits on December 10, 2010 and February 4, 2011.
 - e) None of the exceptions listed in Section 15300.2 apply.
 - f) See preceding and following findings and supporting evidence.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (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) Zoning Ordinance, Section 21.18.030 (Light Commercial zoning district). The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Carmel Valley Fire Protection District, Public Works Department, Environmental Health Bureau, Sheriff's Office, Water Resources Agency and the RMA-Building Services Department. The respective departments 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; or the county in general.

- c) A General Development Plan has been developed that includes shared parking, a sign program and a list of light commercial businesses to be allowed which will not intensify water use and which have similar parking requirements. The GDP is attached hereto as **Exhibit 3** and incorporated herein by reference.
- d) Staff conducted site inspections on December 10, 2010 and February 4, 2011, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
- e) Materials in Planning File PLN100270.

7. **FINDING:** **USE PERMIT** – Monterey County Code Section 21.18.060.U requires a Use Permit for establishments that serve alcohol within 200 feet of a residential district. This project includes the establishment of a wine tasting room and the site is located adjacent to a residential district.

- EVIDENCE:**
- a) The project site is on Del Fino Place in a commercial district, surrounded by other businesses.
 - b) A residential district is located to the northeast of the project site. Access to the site from the residential district is via Carmel Valley Road. There is no direct access to the project site from the residential district.
 - c) At the Carmel Valley Land Use Advisory Committee (LUAC) meeting, one person expressed concern about the number of liquor licenses in Carmel Valley Village. The LUAC recommended approval of the project with the condition that the wine tasting room be limited to wine tasting only. This application proposes a retail wine tasting room only.
 - d) A Use Permit (ZA6820) to allow an on-sale liquor license for a restaurant at 3 Del Fino Place was approved by the Zoning Administrator in 1987. Staff found no record of any issues or complaints regarding sale of alcohol on this site.
 - e) The hours of operation for this wine tasting room will initially be Wednesday through Sunday from 11:30 a.m. to 5:30 p.m. The General Development Plan will allow the operation to expand to Monday through Sunday from 9:00 a.m. to 7:30 p.m. at the discretion of the applicant.
 - f) This wine tasting room will primarily serve wines produced locally from the Chock Rock Vineyard on Carmel Valley Road.

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

- EVIDENCE:**
- a) Section 21.80.040.D Monterey County Zoning Ordinance (Board of Supervisors).

DECISION

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

- A. Categorically exempt PLN100270 per CEQA Guidelines Section 15303(c);
- B. Approve Use Permit to allow a wine tasting room within 200 feet of the boundary of a residential district, a General Development Plan (**Exhibit 3**) to allow light

commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, retail establishments distributing materials and products essential to agriculture and farming operations and/or specialty food store, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 23rd day of February, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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.

RESOLUTION ### - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Erskine
File No: PLN100270 **APNs:** 187-433-061-000
Approved by: Planning Commission **Date:** February 23, 2011

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Use Permit (PLN100270) allows a wine tasting room within 200 feet of the boundary of a residential district, a General Development Plan to allow light commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, retail establishments distributing	Adhere to conditions and uses specified in the permit. 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.	Owner/ Applicant RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		materials and products essential to agriculture and farming operations and/or specialty food store. The property is located at 1 and 3 Del Fino Place, Carmel Valley (Assessor's Parcel Number 187-433-061-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)	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.	WRA RMA - Planning		
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Planning Commission for Assessor's Parcel Number 187-433-061-000 on February 23, 2011. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on February 23, 2014 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The 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.	Owner/ Applicant	As stated in the conditions of approval	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		PDSP-01 – PARKING (NON-STANDARD) When the septic leach field that is located between the building and the eastern property line is replaced, the replacement leach field shall be engineered to support vehicular traffic and a minimum of two additional parking spaces shall be provided on the site. (RMA – Planning Department and Environmental Health Bureau)	Submit engineered plans for replacement leach field to Environmental Health for review and approval. Submit parking plan to RMA-Planning Department for review and approval.	Owner/ Applicant	When septic leach field is replaced.	
5.		PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) (NON-STANDARD) The site shall be landscaped. When new landscaping is proposed, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. The landscaping plan shall be in conformance with the requirements of the <u>Carmel Valley Village Development Criteria</u> . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to installation of new landscaping	
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Within 30 days of approval of landscape plan.	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the commencement of use.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
RMA – Public Works Department						
7.		<p>PW0006 – CARMEL VALLEY</p> <p>The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)</p>	<p>Applicant shall pay to PBI the required traffic mitigation fee.</p>	Owner/ Applicant	Prior to commencement of use	
8.		<p>PWSP-001 – PARKING (NON-STANDARD)</p> <p>The parking shall be designed to be in conformance with the Monterey County “Standards for Off-Street Parking” and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)</p>	<p>Applicant’s engineer or architect shall prepare a parking plan for review and approval.</p>	Owner/ Applicant/ Engineer	Prior to commencement of use	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9.		PW0043 – REGIONAL DEVELOPMENT IMPACT FEE 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. (Public Works)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to commence-ment of use	
Monterey County Water Resources Agency						
10.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to commence-ment of use	
Carmel Valley Fire Protection District						
11.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to commence-ment of use	

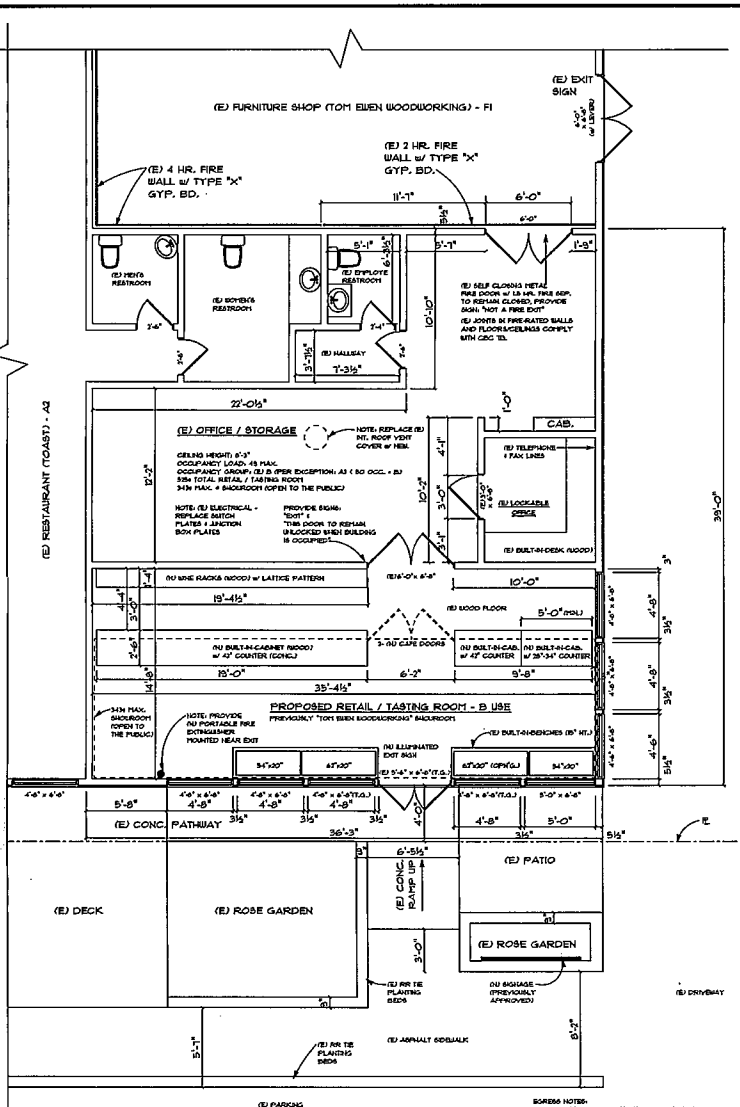
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Valley Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to commencement of use</p>	
Sheriff						
12.		<p>SHERIFFSP-001 – PUBLIC SAFETY AND SECURITY GUIDELINES (NON-STANDARD) Prior to occupancy or the commencement of the use the applicant shall comply with the Monterey County <u>Public Safety and Security Guidelines</u> to the satisfaction of the Monterey County Sheriff's Office. (Sheriff's Office)</p>	<p>Applicant/owner shall incorporate all required measures into plans.</p>	<p>Applicant or owner</p>	<p>Prior to commencement of use</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		SHERIFFSP-002 – ABC LICENSE (NON-STANDARD) Prior to the opening of the wine tasting room the applicant shall obtain the appropriate license from the Alcoholic Beverage Control Agency (ABC). (Sheriff's Office)	Applicant/owner shall submit proof to the Sheriff's Office that the appropriate ABC license has been obtained.	Applicant/ owner	Prior to opening wine tasting room	

END OF CONDITIONS

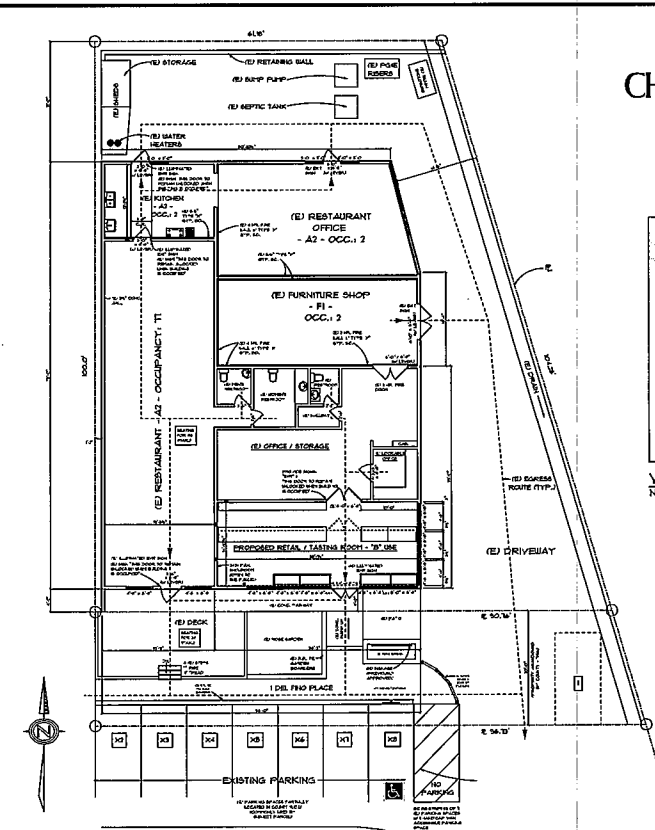
Rev. 08/25/2010

EXHIBIT 2



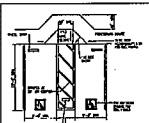
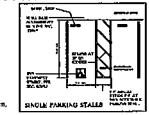
PROPOSED FLOORPLAN (PARTIAL)

SCALE: 1/4" = 1'-0"

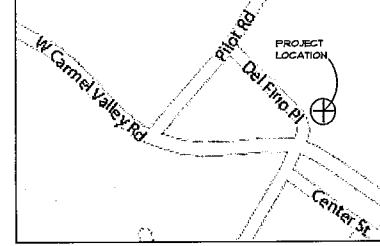


PROPOSED SITE PLAN SCALE: 1" = 10'

ADA PARKING NOTES
INTERNATIONAL SYMBOLOGY OF ACCESSIBILITY
 The surface of each accessible parking space or stall has a surface identification duplicating either of the following colors:
 1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or outline containing either a profile view depicting a wheelchair with occupant.
 2. By outlining a profile view of a wheelchair with occupant in white on black background. The profile view shall be located so that it is visible to a sighted enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 24 inches wide.
PARKING NOTES - Section 11129B
 1. The accessible spaces shall be as near as possible to the primary entrance of building. 11129B.3
 2. Signages are required when an curb height is provided which will prevent compliance of easier vehicles. 11129B.3.3
 3. Wheelchair users must not be forced to get help to park on other than their own. 11129B.4.3
 4. When only one space is provided it shall be a van space, 17' wide, outlined to provide a 9' parking area and an 8' loading and unloading area on the passenger side of the vehicle. 11129B.3.2
 5. When more than 1 space is required, 2 spaces can be provided within a 23' wide area, or 20' including a van space. 11129B.4.2
 6. Each parking space is required to be at least 18' long. 11129B.3.1
 7. The words **NO PARKING** shall be painted on the ground within each (two-foot (123mm) height) and unloading areas. This notice shall be painted in white letters no less than 12 inches (305mm) high and located so that it is visible in traffic enforcement officials. 11129B.3.1
 8. Surface slopes of parking areas for the disabled should be minimal, but are required to not exceed 2% in any direction. 11129B.3.3
 9. Ramps shall be enough to fit any parking space. 11129B.3.3



A PROPOSED RETAIL / TASTING ROOM FOR:
CHOCK ROCK VINEYARD
 KATHLEEN L. & DAN H. KARLSEN
 1 DEL FINO PLACE
 CARMEL VALLEY, CA 93924
 APN: 187-433-061-000



VICINITY MAP N.T.S.

SCOPE OF WORK
 A PROPOSED 1224 SQ FT RETAIL / TASTING ROOM IN AN (E) 4084 LIGHT COMMERCIAL ZONED BUILDING WITH A RESTAURANT AND FURNITURE SHOP RETAIN BARRIERS TO BUILDING. NO CHANGES TO BUILDING.

AREA CALCCS
 PROP. BATHROOM (E USE - OPEN TO PUBLIC) 3438
 PROP. BATHROOM (E USE - NOT OPEN TO PUBLIC) 1503
 TOTAL PROPOSED BATHROOM IN EXISTING SPACES 4941
 EXISTING OFFICE, BATHROOM, STORAGE (E USE) 7003
 TOTAL RETAIL / TASTING ROOM IN EXISTING SPACES 1224
 EXISTING RESTAURANT (A2 USE) 16934
 EXISTING RESTAURANT OFFICE / STORAGE (A2 USE) 8024
 EXISTING FURNITURE SHOP (FI USE) 8309
 TOTAL EXISTING STRUCTURE 4,084
 LOT SIZE: 9,470.24
 EXISTING LOT COVERAGE 43.8% (NO CHANGE)

VAN ACCESSIBLE SPACE TABLE

BASED ON THE FOLLOWING ASSUMPTIONS:
 TOTAL NUMBER OF VAN ACCESSIBLE SPACES
 TOTAL NUMBER OF SINGLE SPACES
 TOTAL NUMBER OF DOUBLE SPACES
 TOTAL NUMBER OF SPACES
 TOTAL NUMBER OF SPACES

PROJECT ADDRESS:
 1 DEL FINO PLACE
 CARMEL VALLEY, CA 93924
APPLICANT:
 KATHLEEN L. & DAN H. KARLSEN
 43915 CARMEL VALLEY ROAD
 GREENSBORO, CA 93921
 PH: (831) 695-5975
 FAX: (831) 695-5999
 EMAIL: chockrock@cscom.net
BUILDING OWNER:
 FRANCES ESKRINE
 PO BOX 29831
 CARMEL, CA 93922
 PH: (831) 624-8501

PREPARED BY:
 LUKE INGRAM
 PO BOX 393
 CARMEL VALLEY, CA 93924
 OFFICE: (831) 695-8974
 CELL: (831) 270-6714
 EMAIL: plan@trump.com
 WEB: www.plan@trump.com
STRUCTURAL ENGINEER:
 CHRISTIAN LEE & ASSOCIATES, INC.
 15 OAKLAWN CIRCLE
 MALDEN, CA 93901
 (831) 424-8000

NOTE:
 THESE PLANS SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF MONTEREY CODES AND ORDINANCES.

PREPARED BY: LUKE INGRAM
 Carmel Valley, California 93924
 Office: (831) 695-8974 Cell: (831) 270-6714
 Email: plan@trump.com
 Web: www.plan@trump.com

CHOCK ROCK VINEYARD
 KATHLEEN L. & DAN H. KARLSEN
 1 DEL FINO PLACE
 CARMEL VALLEY, CA 93924

A PROPOSED RETAIL / TASTING ROOM FOR:
 DATE: 07/24/2011
 SHEET: 1
 DRAWN: LUL
 REVISION:
 PLN: 100270
 APN: 187-433-061-000

DATE: 07/24/2011
 SHEET: 1

OF 2 TOTAL

EXHIBIT 3

General Development Plan For the Erskine Property, Located at: 1 - 3 Del Fino Place, Carmel Valley Village, CA 93924

Assessor's Parcel Number: 187-433-061-000

Zoning: LC-D-S-RAZ (Light Commercial with Design Control, Site Plan Review and Residential Allocation Zone Overlays)

The property is comprised of Lots 3 and 4 of Block 1 as shown on the Map of Tract No. 206 "Delfino Tract" and a strip of land 20 feet wide lying southwest of the parcel between the extensions of the easterly boundary of Lot 3 and the westerly boundary of Lot 4 which was formerly part of Del Fino Place and abandoned by the County of Monterey. The site has been zoned for commercial uses since before 1951 when the parcel was created. The property is developed with a 4,151 square foot commercial building, which is currently occupied by a restaurant and a woodworking shop. Previous businesses that have occupied the building include a restaurant, ice cream parlor, video store, video arcade and beauty shop.

Allowed Uses

One restaurant, woodworking shop, retail wine tasting room, book store, clothing store, drug store, shoe store, art gallery, stationery store, specialty food store, retail establishments distributing materials & products essential to agriculture and farming operations.

Uses Not Allowed

Until the building is connected to a sewer system, no more than one restaurant shall be allowed on the site.

No live entertainment shall be allowed without first obtaining a Use Permit.

Hours of Operation

The businesses allowed by this GDP will operate within the following days and hours:

Woodworking Shop:	Mon. – Fri.	8:00 am – 5:00 pm
Retail stores:	Mon. – Sun.	8:00 am – 9:00 pm
Restaurant:	Mon. – Sun.	6:00 am – 10:00 pm
Wine Tasting Room:	Mon. - Sun.	9:00 am – 7:30 pm

Parking

Existing parking for the site consists of seven "head in" spaces in front of the building, one on-site space and street parking on Del Fino Place. One accessible parking space will be provided. Additional on-site parking is not feasible at this time because the septic leach field is located in the only open area on the site. When the leach field is replaced, it will be engineered to support vehicular traffic and two additional on-site spaces will be made available. See attached site plan.

Sign Program

Each business shall be allowed to have not more than 35 square feet of signs.

All signs shall be made of natural materials such as wood or stone and shall not be internally illuminated. See attached example (Chock Rock Vineyard Tasting Room).

Exterior Lighting

All lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.

Trash and Recycling

Trash and recycling bins will be located at the northeast corner (rear) of the property.



EXISTING PARKING LAYOUT

N.T.S

PREPARED BY: LUKE INGRAM
 PO BOX 2399 Carmel, CA 93924
 Office (831) 695-8774 Cell (831) 277-8574
 Email: lgram@chocrock.com
 Web: www.plandraw.com

CHOCK ROCK VINEYARD
 KATHLEEN L & DAN H. KARLSEN
 1 DEL FINO PLACE
 CARMEL VALLEY, CA 93924

A PROPOSED RETAIL / TASTING ROOM FOR:
 PLAN: 100270
 APR. 187-499-061-000

DATE: 02/20/07
 DRAWN: LAL
 REVISION:

SHEET:

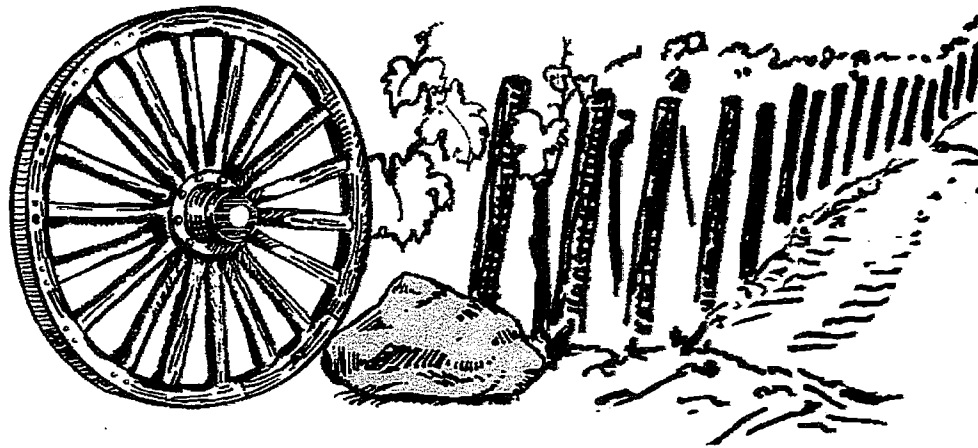
2

OF 2 TOTAL

General Development Plan for:
One Del Fino Place, Camel Valley Village, CA 93924
APN 187-433-061-000- PLN#100270 July 12, 2010
Proposed Sign Program

A Freestanding 3.5' x 7' wood board- to be placed near front of building-in front of wood deck, in rose bed mounted on wood posts
"Chock Rock Vineyard" w/ logo (wheel & rock) Wine Tasting
Colors to be Used: Black, red, brown, gold on white background

CHOCK ROCK



VINEYARD TASTING ROOM

3' x 2' portable sign painted on wood board to be placed inside of window in front of building

Chock Rock Vineyard w/ logo & wheel -

Tasting Room Hours: Wednesday - Sunday 11:30 - 5:30

T: 831.659.xxxx

Colors to be Used: Black, brown, gold on white background

CARMEL VALLEY

EXHIBIT D



APPLICANT: ERSKINE

APN: 187-433-061-000

FILE # PLN100270

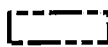
Water



2500' Limit



300' Limit



City Limits



PLANNER: ROBINSON

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MINUTES

Carmel Valley Land Use Advisory Committee
Monday, August 2, 2010

AUG 06 2010

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

1. Meeting called to order by T Janet Brennan at 6:30 pm

2. Roll Call

Members Present: Neil Ayson, Janet Brennan, David Burlidge,
Judy Maclelland, Doug Pease, John
Anzini
Members Absent: Charles Franklin

3. Approval of Minutes: John Anzini - Doug Pease
moved approval 6-0

A. May 17, 2010 minutes

Motion: John Anzini (LUAC Member's Name)

Second: Doug Pease (LUAC Member's Name)

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

5. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Margaret Robbins to follow Carmel Valley Master Plan through Board of Supervisors hearings.
Janet Brennan updated the LUAC on a proposal to eliminate subdivision committees.

6. Scheduled Item(s)

7. Other Items:

- A) Presentation and Discussion of the Carmel Valley Visitor Serving Accomodation Unit Count [REF100022] (Planner: Jacqueline Onciano)

Received staff report.

- B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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AUG 06 2010

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

C) Announcements

None

8. Meeting Adjourned: 7:40 pm

Minutes taken by: Judy Mac Clelland

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PLANNING & BUILDING
INSPECTION DEPT

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: Carmel Valley

Please submit your recommendations for this application by: **August 2, 2010**

Project Title: ERSKINE FRANCES K TR
File Number: PLN100270
File Type: ZA
Planner: ROBINSON
Location: 1 DEL FINO PL CARMEL VALLEY
Project Description:

General Development Plan to allow light commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, photography studio, retail establishments distributing materials and products essential to agriculture and farming operations and/or specialty food store. The property is located at 1 Del Fino Place, Carmel Valley (Assessor's Parcel Number 187-433-061-000, Carmel Valley Master Plan area.

Was the Owner/Applicant/Representative Present at Meeting? Yes No
Kathy Karlson, owner of Chock Rock Vineyard
Frances Erskine, property owner
PUBLIC COMMENT: *Don Karlson, vineyard co-owner*

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Margaret Robbins</i>		<input checked="" type="checkbox"/>	speaking for EVA. <i>see attached</i>
<i>Mike McCarthy, for EVA</i>		<input checked="" type="checkbox"/>	<i>concern about no. of establishments in village w/ liquor license personal concern re parking adequacy</i>

			RECEIVED AUG 06 2010

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

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

Second by: Doug Pease (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

to recommend approval of the General Development Plan and that it be restricted to wine tasting only.

Reason for Continuance: _____

Continued to what date: _____

AYES: Agon, Anzini, Brennan, Burdige, MacClelland, Pease

NOES: 0

ABSENT: Franklin

ABSTAIN: 0

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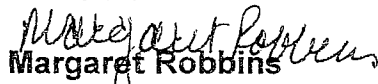
AUG 06 2010

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

To: Janet Brennan, CV LUAC chair
From: Margaret Robbins
RE: One DelFino Place PLN100270

CVA has not read the file and will have additional questions. My main concerns as a member of the Water Committee and the Carmel Valley Road Committee are as follows: (1) What uses are allowed now under the present zoning and will the proposed change result in additional traffic requiring mitigation and additional traffic mitigation fees. (2) What is the history of the present water use and waste water discharge? Will the proposed changes result in the need for additional water and provide more waste water. Will the present septic system be able to handle the increase, if any. What environmental documents have been prepared.

I ask that this project be continued until the environmental documents are available.


Margaret Robbins
8/2/10

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AUG 06 2010

MONTEREY COUNTY
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INSPECTION DEPT