

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting: October 8, 2008; Time:</b>	<b>Agenda Item No.:</b>
<b>Project Description:</b> Proposed application consists of a Combined Development Permit including: 1) Coastal Development Permit to allow the demolition of two single family dwellings, two barns, a garage and the removal of two mobilehomes; 2) Coastal Development Permit to allow a standard subdivision consisting of the division of two parcels totaling 33.58 acres into 102 lots to include: 97 single family residential lots ranging in size from 4,050 to 19,742 square feet, 1.76-acre commercial parcel, 6-acre multi-family residential parcel, 1.89-acre community recreation parcel, one mini park parcel, and one parcel of common area; 3) Coastal Development Permit to allow removal of 25 oak trees; 4) General Development Plan to allow commercial or public/quasi-public development on the 1.76 acre commercial parcel; 5) Coastal Development Permit to allow the construction of a 4-unit apartment complex; and 6) Coastal Development Permit to allow development on slopes greater than 25%. The subdivision committee recommends that the Planning Commission approve the project with the following amendments: 76 total lots including: 68 single family lots, four duplex lots, 1.76-acre lot with a General Development Plan allowing mixed use of 17,000 square foot commercial space with four apartment units above, 9.7-acre open space parcel, and a 2.5-acre park; allow removal of 25 oak trees and 0.1-acre of willow trees; align proposed and existing roads on Sill Road and create one access road to Hall Road.	
<b>Project Location:</b> 100 Sill Road, North of Hall Road, between Sill Road & Hall Road, Los Lomas	<b>APNs:</b> 412-073-015, and 412-073-002-000
<b>Planning File Number:</b> PLN970159	<b>Owner:</b> Heritage Western Communities <b>Representative:</b> Pam Silkwood
<b>Plan Area:</b> North County Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "MDR/4-D-S" Medium Density Residential, and "CGC" Coastal General Commercial (Coastal Zone)	
<b>CEQA Action:</b> Environmental Impact Report Prepared (EIR# 02-03)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing to:

- 1) Receive testimony on the EIR, proposed project, and alternatives;
- 2) Provide direction on a preferred alternative and direct staff to return with appropriate Findings, Evidence and Conditions for that alternative; and
- 3) Continue the item to October 29, 2008.

### OVERVIEW

The project was originally submitted to the County on August 21, 2000 and deemed complete on September 21, 2000. Staff has worked with the applicant on several changes to the project design since that time, particularly changes focused on reducing tree loss, grading, and ridgeline development. The current project submittal includes 97 single family lots, one 0.6-acre lot for multi-family housing (four units), one 1.76-acre commercial parcel, and about 9.7 acres proposed for parks and open space. **Exhibit B** provides a more detailed description of this project.

On December 13<sup>th</sup> and December 20<sup>th</sup> 2007 the Subdivision Committee held a workshop to review the proposed project. The Committee was presented three alternatives for reducing the density of the project. Staff also presented an overview of the draft EIR. Key environmental resource impacts identified in the project EIR were aesthetics, biological resources, geology, traffic and hydrology. Because a revised draft EIR was in preparation, the project was continued to February 28, 2008. The project was then continued to the March 27, 2008 and April 10, 2008 meetings, where the subdivision committee recommended approval of the Reduced Single Family Development Alternative finding that is best meets the goals and policies of the Local Coastal Program.

A draft EIR (DEIR) was prepared and circulated for public review from August 31<sup>st</sup> to October 29<sup>th</sup> 2007. Major issues addressed in the DEIR were aesthetics, biological resources, geology and soils, hydrology and water quality, and traffic. A revised Draft EIR (RDEIR) was prepared and circulated for public comment from March 25<sup>th</sup> May 12<sup>th</sup> 2008 to consider the potential effects of the project on global warming and to re-evaluate hydrologic impacts, specifically impacts to cumulative water supply in light of new information. The RDEIR also includes a variation on the Reduced Single Family Development Alternative presented in the DEIR, which staff believes better addresses environmental impacts and provides site design improvements as compared to the Proposed Project and the Reduced Single Family Development Alternative. A Final EIR has been distributed that includes responses to comments received on the DEIR and RDEIR. All three documents were distributed to the Planning Commission on September 24, 2008.

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

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Housing Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

Conditions recommended by North County Fire Protection District, Public Works Department, Parks Department, Housing Department, Environmental Health and Water Resources Agency will be incorporated into the condition compliance reporting plan.

The North County Land Use Advisory Committee (LUAC) reviewed the project at its July 2, 2007 meeting. The Committee voted separately on the four measures: 1) No (5 to 0) to allow a subdivision of 97 lots; 2) No (5 to 0) to remove 25 trees; 3) Yes (5 to 0) to approve the commercial development and the four unit apartments along Hall Road; and 4) Yes (3 to 2) to the demolition of the existing structures on the property. Minutes of this meeting are attached as **Exhibit C**.

**/S/ Carl P. Holm**

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Carl Holm, AICP, Assistant Planning Director;  
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September 30, 2008

Note: Recommendations from the Planning Commission will be forwarded to the Board of Supervisors for final action. The Board decision on this project is appealable to the Coastal Commission.

cc: Front Counter; Subdivision Committee; Zoning Administrator; North County FPD; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Housing Department; Local Agency Formation Commission; Carl Holm, Assistant Planning Director; Carol Allen, Heritage Western Communities, Applicants; Pam Silkwood., Agent; William Yeates, Friends Artists and Neighbors of Elkhorn Slough; Planning File PLN970159.

Attachments: A - Project Data Sheet; B - Project Discussion; C - North County Land Use Advisory Committee Minutes (7/2/07); D - Project Plans

This report was reviewed by Alana Knaster, Chief Assistant Planning Director.

Rancho Los Robles  
Planning Commission, 10/8/08