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AICP x5285  
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FROM: Marianne Gawain, President   
Carmel Valley Association (CVA)  
  
John Heyl, CVA Board   
Land Use Committee Member

IN RE: Zoning Hearing Sept 26, 2024 on  
CARMEL SELF STORAGE INVESTMENTS LLC,  
End of Center St., Carmel Valley, CA (CVMP area)  
PLN210306, APN: 169-131-024-000

Carmel Valley Association (CVA) respectfully requests that the Zoning Administrator return this application to the applicants for revisions that would bring it into compliance with the Carmel Valley Master Plan (CVMP) and the Monterey County General Plan.

Specifically,

1. CVLUAC, at their meeting of May 1, 2024, recommended by a 4-0 vote that the project be returned for redesign. (See staff report in Agenda supporting documents.)
2. The plans for this project indicate a Building A (See Appendix A) that could deny access via Center St to the proposed RHNA opportunity site # 56 on the lot to the south of the project.
3. The application for the storage facility may indicate that it will draw water from wells on the parcel currently listed as site #56 in the RHNA opportunity sites located to the south of this project' s parcel. (See in Appendix B for RHNA site #56 and Appendix C for wells' locations.)
4. Correspondence from Moita & Moita LLP, indicates that this project is “disproportionately seeking ~80% FAR where other projects in the region have been limited to 53% FAR.” See related issues below in re CV-1.14,1.20, and 3.3.
5. Correspondence from local residents refers to flooding issues on Center Street due to inadequate drainage. The submitted plans do not show drainage work indicated for Center Street.
6. The cumulative approval of projects that deviate, in ways large or small, from the Carmel Valley Master Plan seriously undermines the Valley's unique character and its livability. The

Carmel Valley Association is deeply concerned that this project as proposed—again, a project that was recommended for redesign by the Carmel Valley LUAC—violates several components of the CVMP. Please see our detailed analyses below. (Master Plan item precedes analysis in bold):

CV-1.9 Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-made vertical features.

***This proposed storage facility is not in keeping with CV-1.9 as it covers practically 80% of the project's parcel.***

CV-1.14 Provision should be made for service centers in Carmel Valley. They shall be limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley area. Sites shall meet the following criteria:

- a. Low visibility
- b. Safe and unobtrusive access away from pedestrian traffic areas
- c. Low noise impact on surrounding uses
- d. Conform to all other Plan requirements

***This proposed storage facility violates CV-1.14 because it features highly visibility buildings. The proposed access off Center Street is in a residential neighborhood where children play and ride bicycles and people stroll and walk dogs. Additionally, the proposal could partially block part of an historical trail from the Robinson Canyon bridge to the Mid Valley Shopping Center (see CV-3.14 comment below).***

CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial, and visitor accommodations, but excluding minor additions to existing development where those changes are not conspicuous from outside of the property, shall consider the following guidelines:

- a. Proposed development encourages and furthers the letter and spirit of the Master Plan.
- b. Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the Monterey County General Plan Carmel Valley Master Plan  
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appearance of the building’s natural and man-made surroundings.
- d. Structures should be controlled in height and bulk in order to retain an appropriate scale.
- e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
- f. Minimize erosion and/or modification of landforms.
- g. Minimize grading through the use of step and pole foundations.

CV-3.3 Development (including buildings, fences, signs, and landscaping) shall not be allowed to significantly block views of the view-shed, the river, or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record.

***This proposed storage facility is not in keeping with either CV-1.20 or CV-3.3 policies as it is not visually compatible with the character of the Carmel Valley and immediate surroundings and does not enhance the quality of areas that have been degraded by existing development. Additionally, the structures do not retain appropriate scale, especially when it comes to preserving the view-shed, i.e. views of the hills and riparian area.***

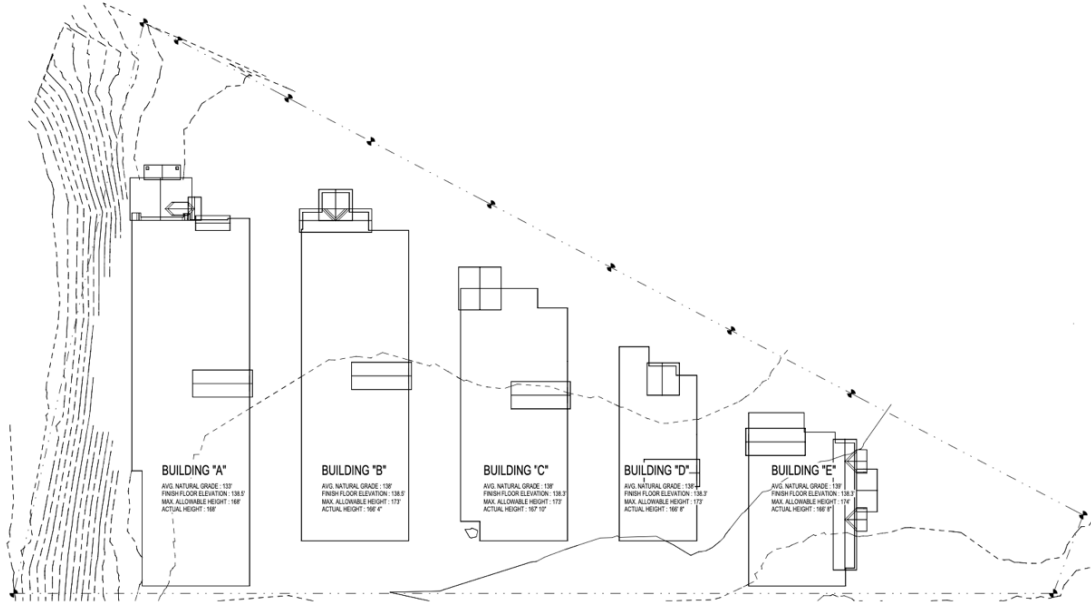
CV-3.14 Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments, and roads. These should be closed to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.

***This proposed storage facility is not in keeping with CV-3.14 as it could block the historical walking trail from the Robinson Canyon Road bridge to Center Street / Mid-Valley Shopping Center.***

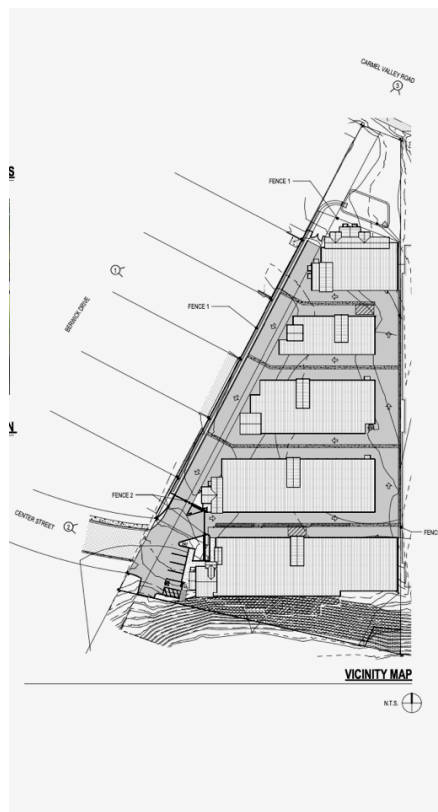
In summary, CVA is grateful for the opportunity to comment on this Project. We request that the Zoning Administrator return this project to the applicants to address these and any other issues that might impact development of affordable housing on RHNA opportunity site #56.

## Appendix A:

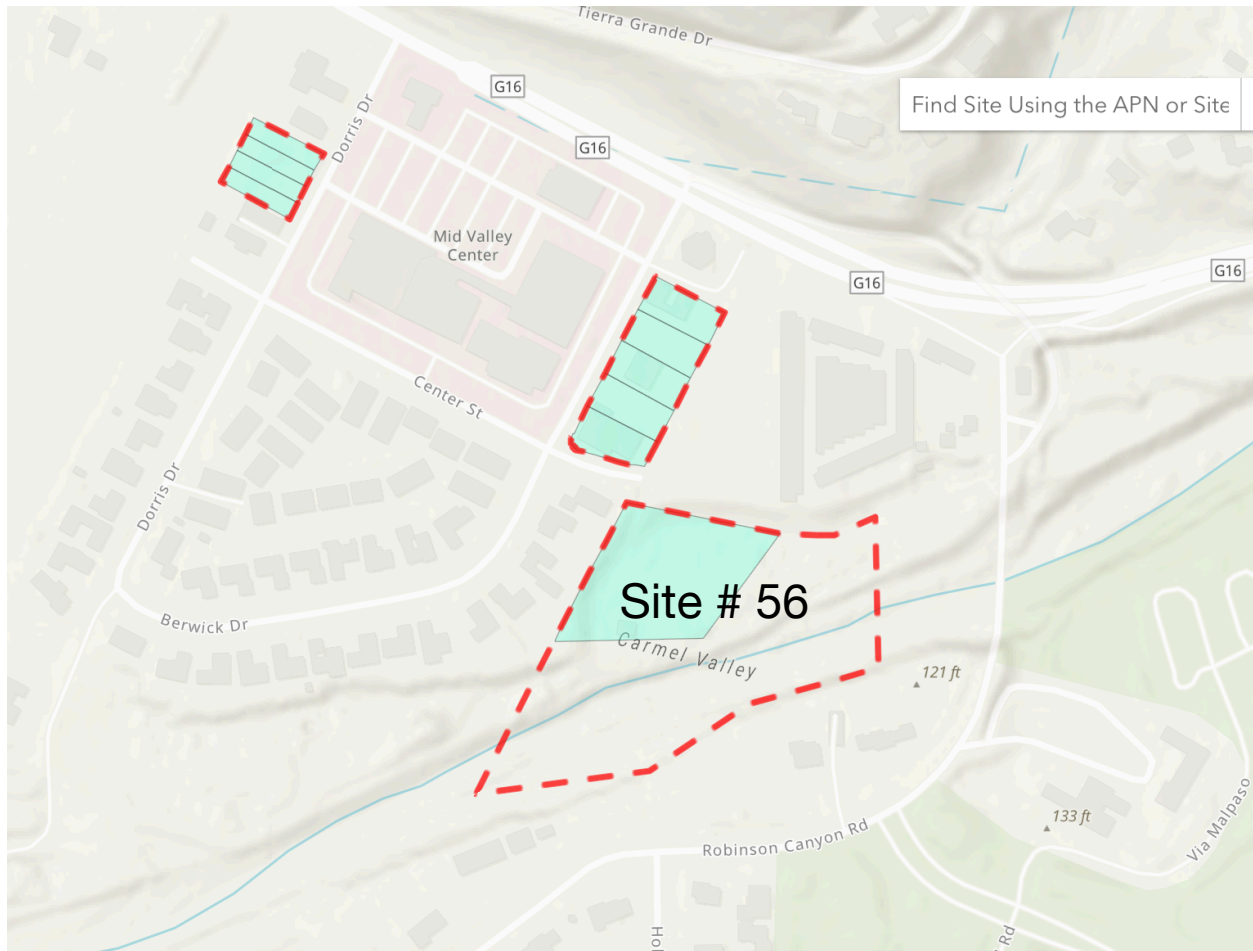
### Site plan of Building A (on left)



### Site plan showing Center St (on left) and Street Views



## Appendix B: Showing RHNA Opportunity Site #56 (lower site)





## Appendix C: Plan from Application showing use of wells on RHNA Site #56

