

PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 01055

A.P. # 015-021-004-000

FINDINGS AND DECISION

In the matter of the application of  
**Carmel Presbyterian Church (PLN010125)**

for a five-year permit extension for Community Life Center (PLN 010125) to extend the previously approved Combined Development Permit (PLN965481), located at the terminus of Rio Road in the Carmel Valley area, Carmel Valley Master Plan, came on regularly for hearing before the Planning Commission on September 12, 2001.

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

FINDINGS OF FACT

1. **FINDING:** That the proposed extension request is consistent with the Carmel Valley Master Plan which designates the property as "Low Density Residential" and with the policies of the Land Use, Area Plan and the Monterey County General Plan.  
**EVIDENCE:** The text and policies of the Carmel Valley Master Plan, and the County General Plan were evaluated during the review of the application. No conflict or inconsistencies with the Plan, or with the text or policies, were found. No testimony, either written or oral, was received during the public hearing to indicate that there is any inconsistency with these plans.  
**EVIDENCE:** A quasi-public use, such as a church or church sponsored community center may be approved by Use Permit in a Low Density Residential Zone, with appropriate mitigation and conditions of approval.
2. **FINDING:** Circumstances have not changed since the original approval of the Combined Development Permit, PLN965481, and the requested extension request is in substantial compliance with the original approval.  
**EVIDENCE:** The design is in compliance with the original approved plans.  
**EVIDENCE:** Potential impacts identified in the Initial Study prepared and subsequent Negative Declaration (August 13, 1998) remain the same. No new impacts have been identified. Potential impacts originally identified are adequately mitigated by conditions of approval applied to the approval of the project, as contained in Board of Supervisors Resolution 99-135.  
**EVIDENCE:** Staff reviewed the General Plan, Carmel Valley Master Plan, and County Code, and determined that no changes to these documents that would affect this project have occurred since its approval of March 30, 1999.

3. FINDING: That the establishment, maintenance, or operation of the proposed building and use would 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 area, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

EVIDENCE: Review of the application by the county Health Department, Public Works Department, Water Resources Agency, Planning and Building Inspection Department and Fire Department found no substantial physical limitation to the proposed project with standard and specific conditions imposed on the development of the site.

EVIDENCE: The conditions of approval ensure that this project will conform to all applicable county standards, that site improvements conform to all applicable codes and regulations, and that the project will not create a negative impact on the surrounding area.

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. That the extension of the Combined Development Permit be subject to the 52 conditions of approval contained in Board of Supervisors Resolution 99-135 adopted March 30, 1999.
- 2. That the permit shall expire March 30, 2006.

PASSED AND ADOPTED this 12th day of September, 2001, by the following vote:

AYES: Errea, Sanchez, Hawkins, Pitt-Derdivanis, Wilmot  
 NOES: Parsons, Brennan, Diehl  
 ABSENT: Hernandez, Lacy

  
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 DALE ELLIS, SECRETARY

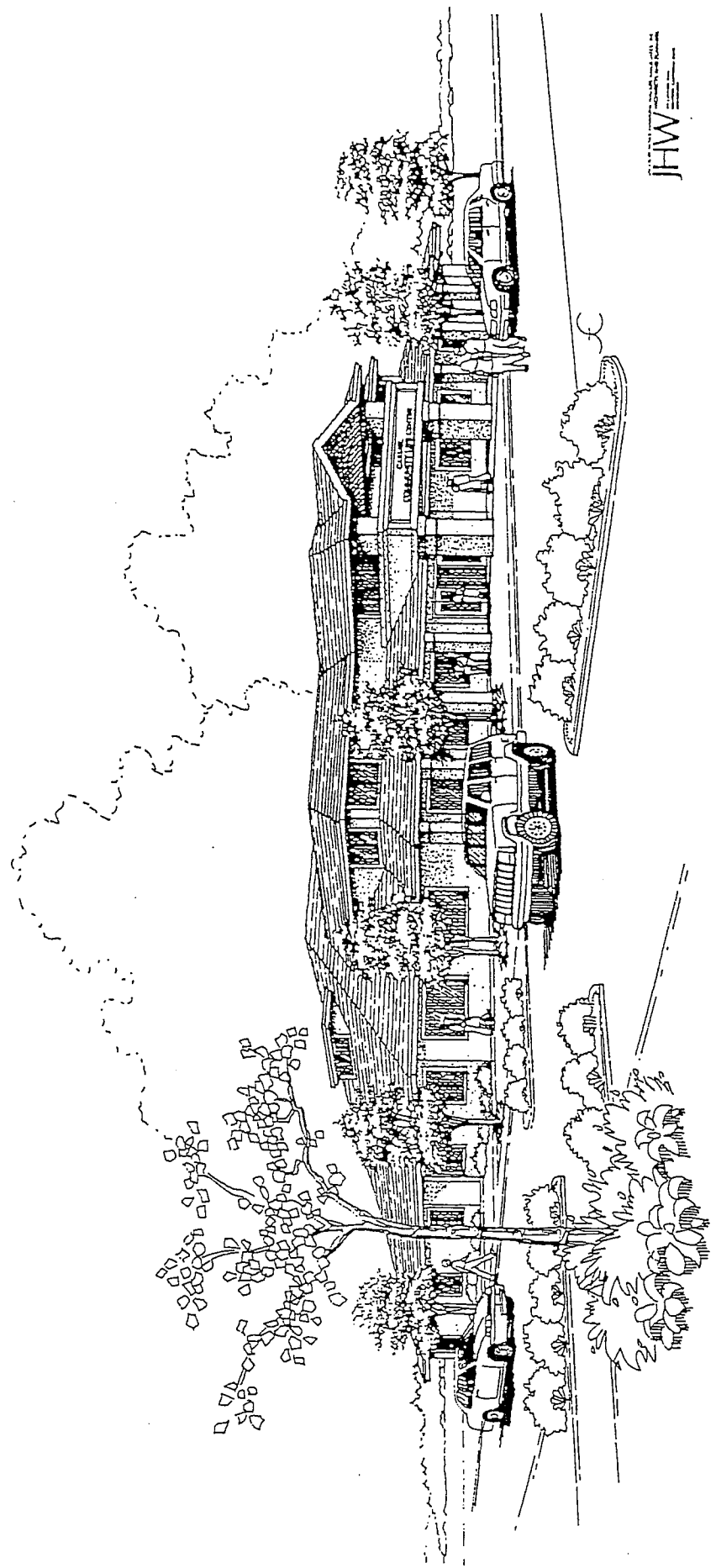
Copy of this decision mailed to applicant on **NOV 30 2001**

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 **DEC 10 2001**

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 90<sup>th</sup> day following the date on which this decision becomes final.

NEW PLN 010125  
2001

JHW



APPLICANT SUBMITTAL

APPLICANT SUBMITTAL

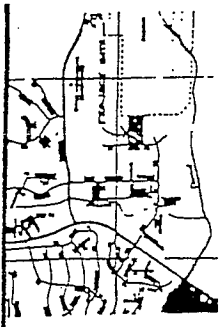
CONSULTING ENGINEER  
WALDEN ARCHITECTS P.C.  
**JHW**  
115 CANNON ROAD  
COLUMBIA, SC 29204  
TEL: (803) 799-3071

**CARMIE  
COMMUNITY  
CENTER**

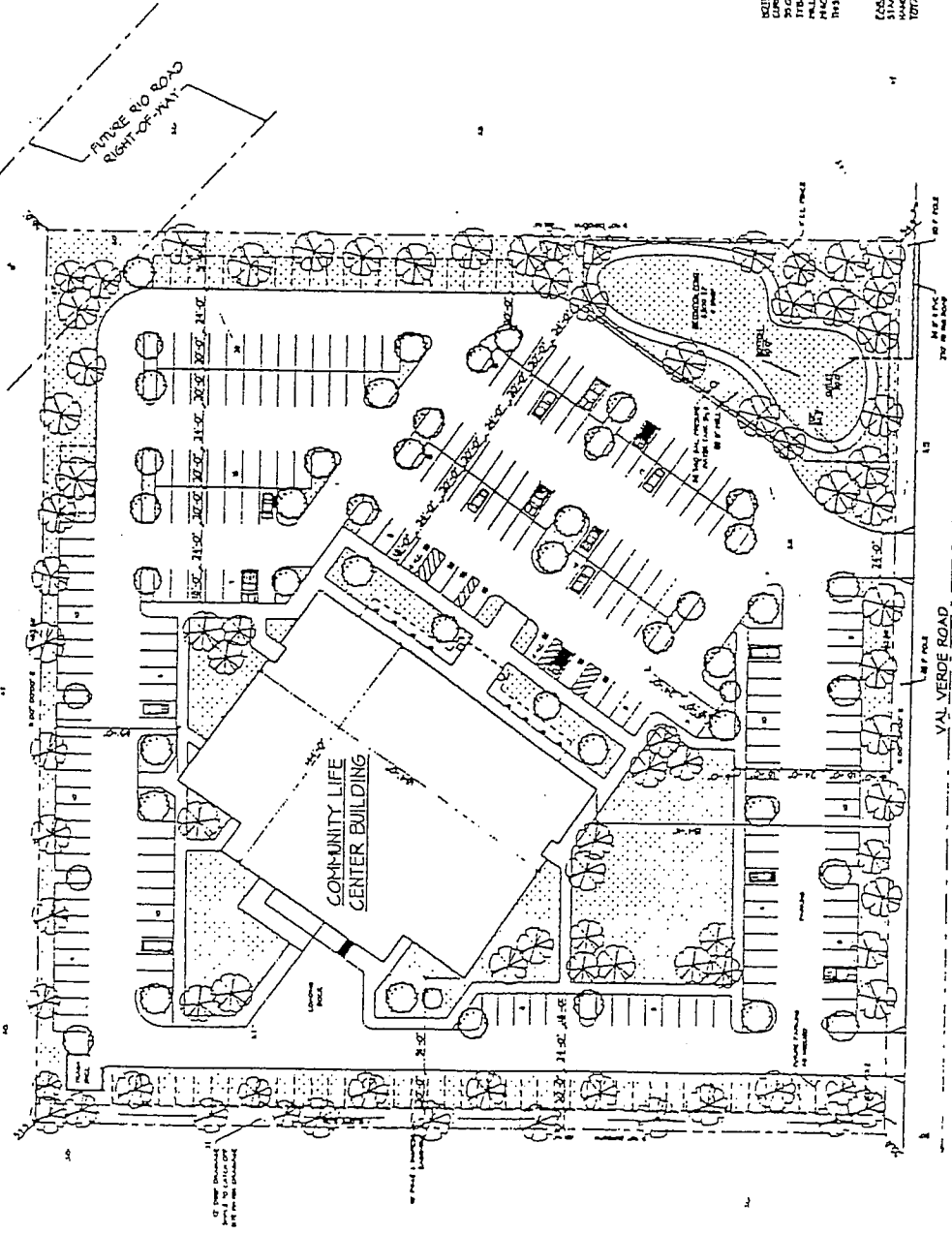
AND POSSIBLE WILSON ROAD  
CANNON, COLUMBIA

**SITE PLAN**

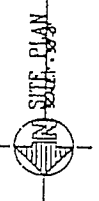
**A-1**



VICINITY MAP



**NOTE:** ELEVATIONS FOR THIS SITE PLAN ARE BASED ON THE 1985 FLOOD ELEVATION DATA. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL. ELEVATIONS FOR THE 1985 FLOOD ELEVATION DATA ARE LISTED IN THE ATTACHED ELEVATION DATA SHEET. ALL ELEVATIONS FOR THIS SITE PLAN ARE BASED ON THE 1985 FLOOD ELEVATION DATA. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL. ELEVATIONS FOR THE 1985 FLOOD ELEVATION DATA ARE LISTED IN THE ATTACHED ELEVATION DATA SHEET.



**SITE PLAN**

SEE SHEET BY NUMBER / SCALE FOR  
ADDITIONAL NOTES AND DIMENSIONS

JACOBOWSKY, HANIKINS  
WALKER ARCHITECTS, INC.

**JHW**

290 COUNTRY ROAD  
MOUNTAIN VIEW, CA 91760  
(805) 441-1701  
FAX (805) 449-4072

CARMEL  
COMMUNITY L.  
CENTER

RIO ROAD AT  
VAL VERDE ROAD  
CARMEL, CALIF.

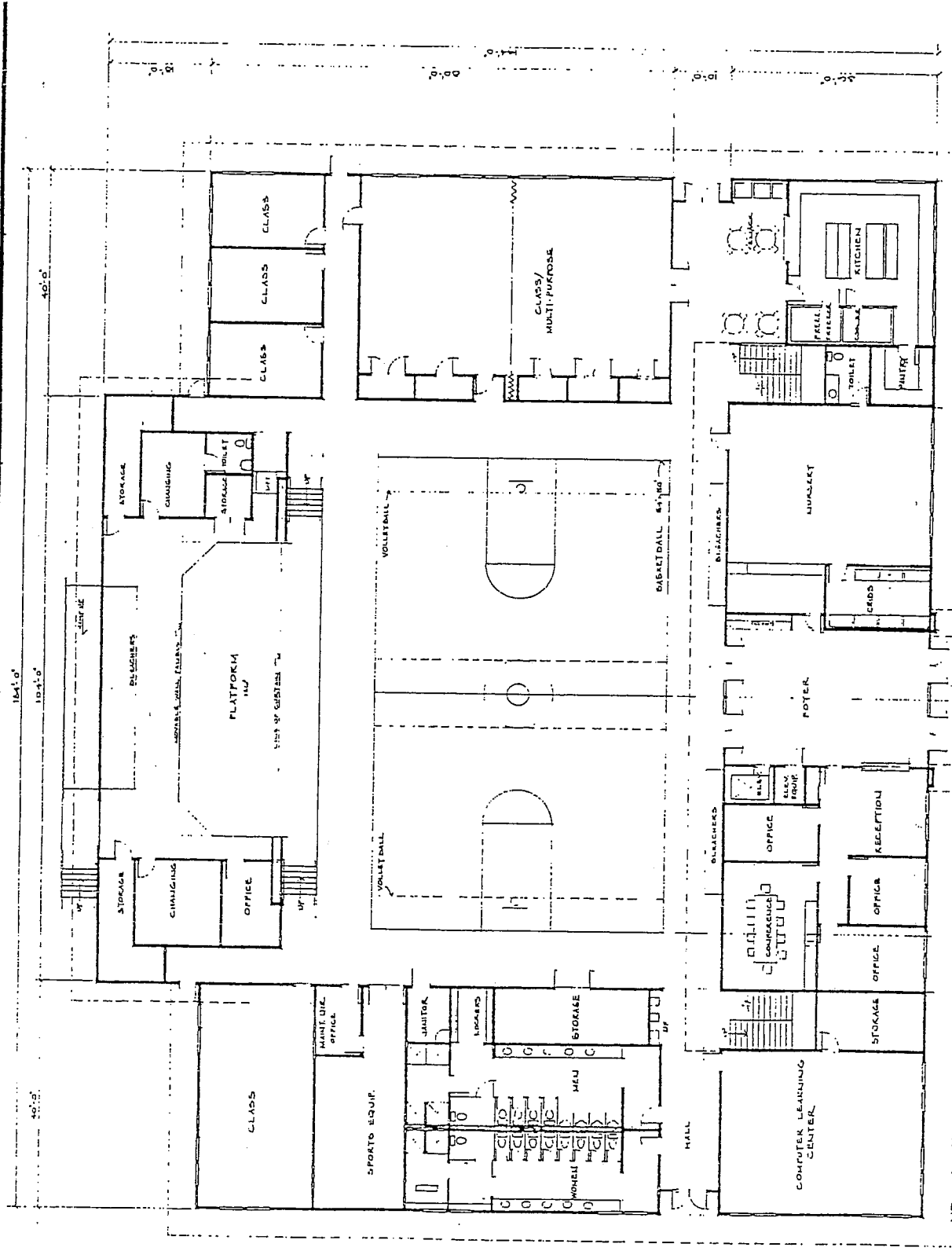
DESIGNED BY: JACOBOWSKY, HANIKINS  
WALKER ARCHITECTS, INC.  
DATE: 1/17/78  
SCALE: AS SHOWN  
DRAWN BY: JACOBOWSKY, HANIKINS  
WALKER ARCHITECTS, INC.

FIRST FLOOR  
PLAN  
SCALE: 1/8" = 1'-0"

A-2

DATE: 1/17/78  
SCALE: AS SHOWN  
DRAWN BY: JACOBOWSKY, HANIKINS  
WALKER ARCHITECTS, INC.

AREAS:  
FIRST FLOOR 75,026 SF  
SECOND FLOOR 4,340 SF  
TOTAL 79,366 SF



APPLICANT SUBMITTAL

JACOUBOWSKY HAWKINS  
WALKER ARCHITECTS, INC.

**JHW**

775 CANNERY ROW  
MONTEREY, CA 93940  
408-141-1101  
FAX 408-145-8071

CARMEL  
COMMUNITY  
CENTER

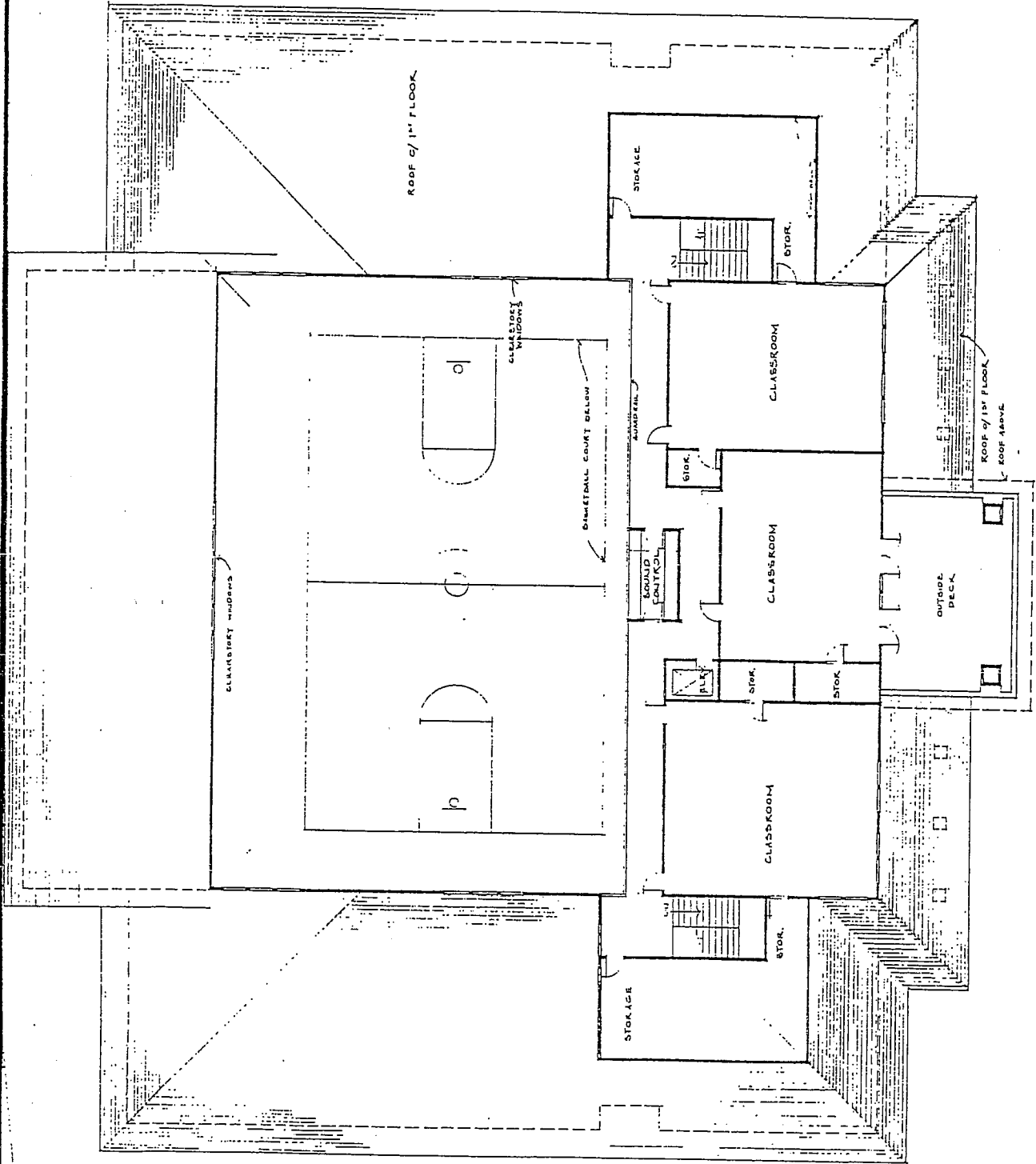
RIO ROAD AT  
VAL VERDE ROAD  
CARMEL, CALIF.

DESIGNED BY  
DATE  
DRAWN BY  
DATE

SECOND  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"

A-3

APPLICANT SUBMITTAL



JACOBOWSKY HAWKINS  
WALKER ARCHITECTS, INC.  
**JHW**  
PLANNERS ONLY  
MONTEREY, CALIFORNIA  
PHONE (415) 648-1201  
FAX (415) 648-1072

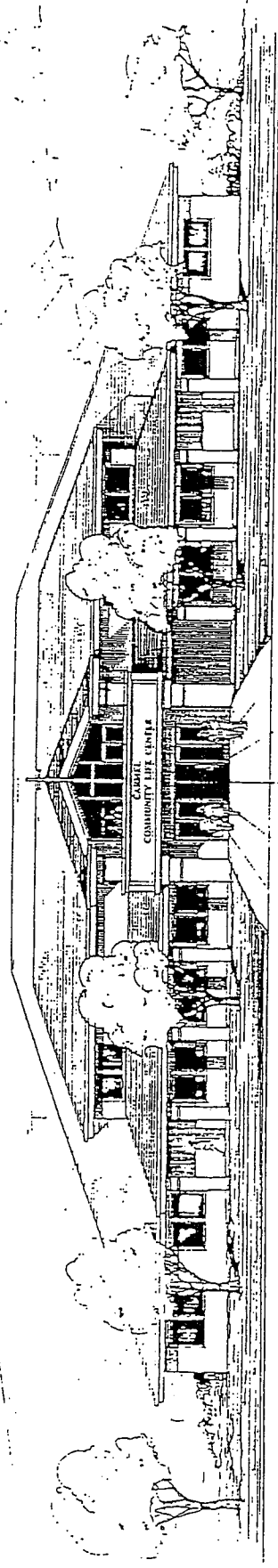
CARMIEL  
COMMUNITY LIFE  
CENTER

RIO ROAD AT  
VAL VERDE ROAD  
CARMIEL, CALIF.

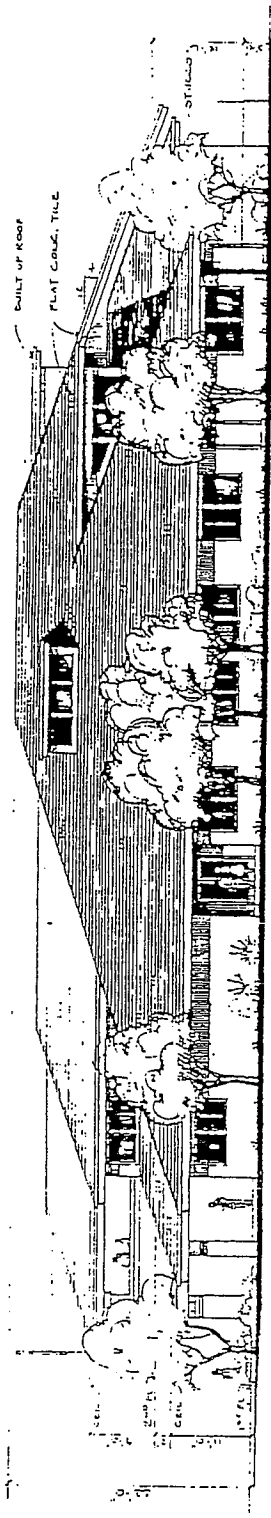
Architect: Jacobowsky Hawkins  
Walker Architects, Inc.  
Date: 7/21/88  
Scale: 1/8" = 1'-0"  
Project: Carmiel Community Life Center

ENTERING  
ELEVATIONS

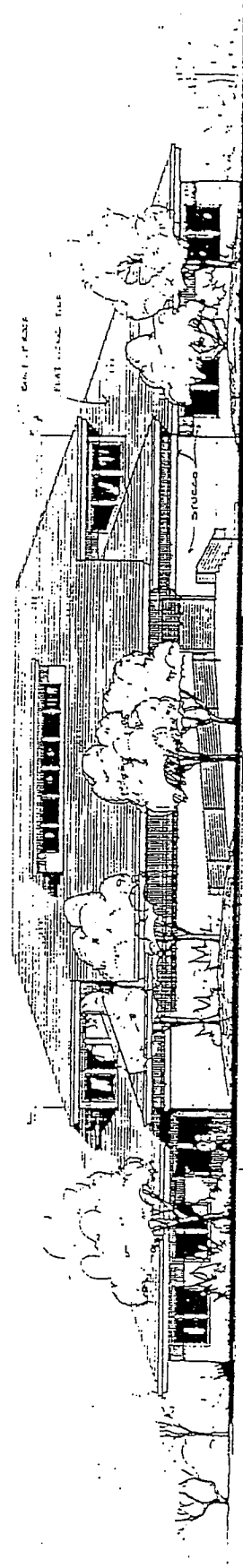
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SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION (WEST SIMILAS)



NORTH ELEVATION

APPLICANT SUBMITTAL