



**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT**
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
OFFICE: 831.755.5025 FAX: 831.757.9516

DEVELOPMENT PROJECT APPLICATION

This application is for:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Combined Development Permit | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision] |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Tentative Map [Standard Subdivision] |
| <input checked="" type="checkbox"/> Administrative Permit [Coastal/Non-Coastal] | <input type="checkbox"/> Vesting Tentative Map |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Preliminary Map |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Project Review Map |
| <input checked="" type="checkbox"/> Design Approval | <input type="checkbox"/> Lot Line Adjustment [Major/Minor] |
| <input checked="" type="checkbox"/> General Development Plan | <input type="checkbox"/> Revised Tentative Map |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Revised Tentative Parcel Map |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Amended Final Map |
| <input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.] | <input type="checkbox"/> Amended Parcel Map |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Extension Request |
| <input type="checkbox"/> Other _____ | |

1. Owner[s] Name: Carmel Properties Company
 Address: P.O. Box 221368 City: Carmel State: CA
 Telephone: (831) 624-3843 Zip Code: 93922
2. Applicant's Name: Foothill Properties, Inc.
 Address: 1121 White Rock Road, Suite 205 City: El Dorado Hills State: CA
 Telephone: (650) 269-0927 Zip Code: 95762
3. Applicant's interest in property [Owner, Buyer, Representative, etc.] Ground Lessor
4. Property address and nearest cross street: 3705 Rio Road, Carmel, CA
5. Assessor's Parcel Number[s]: 009-562-002-000, 009-562-015-000, and 009-562-016-000
6. Current Zoning: LC-D-S
7. Property area [acres or square feet]: 3.81 acres
8. Describe the proposed project: Combined Development Permit consisting of: 1) Administrative Permit to allow the development of a 30,000 square foot grocery store; 2) Use Permit to allow the development three separate multi-tenant buildings ranging in size from 5,000 square feet to 5,525 square feet; 3) General Development Plan; and 4) Design Approval. The Project will consist of 46,000 square feet of retail development. The property is located at 3705 Rio Road, Carmel (Assessor's Parcel Numbers 009-562-002-000, 009-562-015-000, and 009-562-016-000), Carmel Valley Master Plan.

9. **REZONING OR AMENDMENT ONLY:** The applicant wishes to amend Section _____ of the Monterey County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.

10. **GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY:** Describe the proposed amendment:

11. **SUBDIVISION INFORMATION ONLY:** Number of Lots: _____
 Purpose of Subdivision: Sale: Lease: Financing: Other:

12. **LOT LINE ADJUSTMENT INFORMATION ONLY:** What is the purpose of the adjustment: _____
 The lot line adjustment will improve access and circulation and accommodate the configuration of the buildings. The change will allow the realignment of the hotel access.

WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes No

ADJUSTED PARCEL SIZE[S]: The project size will be reduce by .04 acres to 3.77 acres

Owner's Signature _____	Owner's Signature _____
Owner's Name _____ Carmel Properties Company	Owner's Name [Please Print] _____ Carmel Properties Company
Assessor's Parcel Number: <u>009-562-015</u>	Assessor's Parcel Number: <u>009-562-013</u>

13. **VARIANCES ONLY:** Describe the proposed variance: _____

14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence Other [how many total units] _____

No. of covered parking spaces ___ No. of uncovered parking spaces ___ Lot Coverage ___ %

B. Commercial or Industrial Development: No. of employees [include all shifts] +/- 200

No. of covered parking spaces 0 No. of uncovered parking spaces 186

No. of Loading Spaces One Dock Lot Coverage 27%

15. Will grading or filling be required: Yes No Cubic Yards +/-13,651

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes No

17. Will any trees be removed: Yes No If yes, indicate the number, specie[s] and diameter: _____

See attached tree removal plan

Other vegetation to be removed: See attached tree removal plan

18. How will water be supplied: Individual Wells: Landscape Irrigation only Mutual System

Name of Public or Private Water System: California American Water

19. How will sewage or other waste be disposed: Public Sewer Service

Name of Public or Private Sewer System: Carmel Area Wastewater District

20. Is this land currently in row crop production: Yes No

21. Is this land used for grazing: Yes No

22. Is this land under an Agricultural Preservation Contract: Yes No If yes, indicate the Contract No. _____

23. Is this proposed project located on a hazardous waste facility: Yes No [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge.

Dated: _____ at _____, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Carmel Properties Company/Charles Osborne
Owner's Name [Please Print or Type]

Agent's Name [Please Print or Type]

Owner's Signature

Agent's Signature

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only

Plan Designation: Light Commercial Area Plan / Land Use Plan: Carmel Valley Master Plan
Legal Lot: _____ Zoning Violation Case No.: _____
Property Owner Verified: Yes [checked] No [] Height: GDP Lot Coverage: GDP
Setbacks: F GDP R GDP S GDP Special N/A OPL N/A
FAR N/A Fire Haz. _____ SRA No Flood AE
Advisory Committee: Carmel Valley LUAC
Geo. Hazard Zones: II Arch. Sensitivity Zone: HIGH ESH: N/A
Misc.: _____
Application Given Out By: MACK, David Date: 09/30/2015
Application Received By: _____ Date: _____

