

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 24, 2004 @ 9:30 AM	Agenda Item: #1
Project Description: Use Permit for storage only of manufactured homes (State of California [Advantage Homes]; PLN030651) on State of California Property to maintain inventory until delivery to residential lots.	
Project Location: 584 El Camino Real North (State Parcel 46-2-4), within the Right-of-Way of State Highway 101, at the corner of Highway 101, Russell Road and Harrison Road, Greater Salinas Area. APN: No County APN. (Refer to State Parcel 46-2-4)	
Planning Number: PLN030651 Name: State of California (Advantage Homes)	
Plan Area: Greater Salinas Area Flagged and Staked: N/A	
Zoning Designation: Heavy Commercial (“HC”)	
CEQA Action: Exempt per 15304 (e) of CEQA	
Department: Planning and Building Inspection	

RECOMMENDATION:

Approve Use Permit (**Exhibit A**) based on Findings and Evidence (**Exhibit B**) and subject to proposed conditions (**Exhibit C**).

PROJECT ISSUES:

Location of the property: The project is located on State of California property (Highway 101 Caltrans right-of-way parcel #46-2-4) that has been held for construction of a future freeway overpass as part of the Prunedale Improvement Project (PIP). The exact timeline for PIP has yet to be determined, but Caltrans has agreed to lease the property to Advantage Homes until September 30th, 2006, with the right of cancellation and termination by both parties (see attached contract).

Use of the property: The applicant proposes use of the property for temporary storage of manufactured homes in order to maintain inventory until actual delivery of the homes to residential lots. Actual customer sales transactions occur at the Advantage Homes sales office on North Main Street within the City of Salinas. The County Public Works Department does not require a traffic impact study because the use will be limited to on-site storage, but has required that a parking condition limiting use appropriate to a storage only facility be applied, see Exhibit C, condition #3.

Key conditions: As storage space only, no permanent office or residence will be allowed at the site, and no customer display or public access will be allowed [Condition #1]. No storage and disposal of sewage or wastewater will be allowed. Parking and access to the lot will be limited to periodic maintenance of the stored manufactured homes and emergency access to the site as reviewed by the County’s Public Works Department and Salinas Rural Fire District. Fencing, security lighting and signage with emergency contact information are requirements by the County Sheriff’s Department [Conditions 8,9,10, & 12].

City of Salinas staff has commented on the project based on its location within the City of Salinas Sphere of Influence. From a land use perspective, the City’s General Plan goal is to maintain a sharply defined edge between the City’s urbanized area and the rural, agricultural areas that generally surrounds the City. In light of the already designated Heavy Commercial use for the area along Highway 101, the City’s Department of Development and Engineering Services suggest improved surface treatment and landscaping screening along the perimeter to replace the existing weeds and debris found at the site. This is consistent with the County’s minimum requirement of 10% landscaping in a Heavy Commercial designated area. Staff is recommending 15 gallon sized Hopseed Bush (*Dodonaea viscosa*), Strawberry Tree (*Arbutus unedo*) or like vegetation screening planted in 36” planter boxes between 15 feet to a maximum of 30 feet on center around the perimeter of the Highway 101, Russell Road and Harrison Road frontages to soften, if not completely screen, the storage yard from view [Condition 9].

OTHER AGENCY INVOLVEMENT:

- Water Resources Agency
- Environmental Health Division
- Public Works Department
- City of Salinas Development and Engineering Services
- Salinas Rural Fire Protection District
- Sheriff's Department
- Parks Department

All have reviewed this project. The Environmental Health Division, Public Works Department, Salinas Rural Fire Protection District, the City of Salinas, and the Sheriff's Department recommend conditions (Exhibit "B").

Note: The decision on this project is appealable to the Planning Commission.

David Lutes
Phone: 831-883-7520 / E-mail: lutesd@co.monterey.ca.us
June 2, 2004

cc: Zoning Administrator; Environmental Health Division; Public Works; Water Resources Agency; Sheriff's Department (Davie Crozier); Salinas Rural Fire District; Lynne Mounday, David Lutes of P&BI Department; Dan Valcazar of Advantage Homes, Applicant; File

Attachments: Exhibit A: Applicant description of the project
Exhibit B: Findings & Evidence
Exhibit C: Conditions of Approval
Exhibit D: Letter with recommended conditions from the City of Salinas
Exhibit E: Vicinity Map

This report reviewed by Lynne Mounday, Planning and Building Services Manager.

Exhibit B

FINDINGS & EVIDENCE

- 1. FINDING:** The proposed project and/or use, as described in condition #1 of the attached Exhibit “B,” is consistent with the policies of the Monterey County General Plan, the Greater Salinas Area Plan and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

EVIDENCE: The text and policies of these documents have been evaluated during the course of the review of this application. No conflicts were found to exist for the temporary storage of manufactured homes at the site until September 30th, 2006, or until construction commences for a freeway overpass at the site, whichever comes first. Communication was received during the course of review of this project to indicate that the use of the site is better restricted to storage of the manufactured homes and access limited to Harrison Street to avoid cumulative impacts to traffic at the intersection of Russell and Espinosa minor arterials with Highway 101, a principal arterial. Limiting the use of the project to storage should not be inconsistent with the Heavy Commercial district while addressing adequate traffic capacity for the area.

EVIDENCE: Goal 38.1.5 of the County General Plan states that adequate traffic capacity shall be a criterion for development consideration.

EVIDENCE: Discussions with Caltrans and Public Works staff state that restricting the site to storage only should eliminate potential, cumulative adverse traffic impacts and the need for further traffic impact study.

EVIDENCE: Project planner conducted an on-site inspection in May of 2004 to verify that the project on the subject parcel conforms to the plans listed above.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in project file no. PLN030651.
- 2. FINDING:** The site is physically suitable for the use proposed.

EVIDENCE There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. The Monterey County Planning and Building Inspection Department, City of Salinas Department of Development and Engineering Services, Water Resources Agency, Salinas Rural Fire District, Sheriff Department, Public Works Department and Environmental Health Division have reviewed the project. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

EVIDENCE: Caltrans, lessor, has drafted a lease agreement with Advantage Homes (Caltrans file reference 05-46-2-4) for a portion of State Parcel #46-2-4 that would terminate on September 30, 2006, with the right of cancellation and termination in both Lessor and Lessee.

EVIDENCE: The City of Salinas has made suggestions as to conditions of approval for the Use

Permit that are consistent with the City's land use and development policies, given the property is within the City's Sphere of Influence. A majority of the suggestions have been incorporated as conditions of approval for the County's Use Permit, especially the requirements for landscape screening, prohibition of signage, driveway access, and surface paving to support truck movements.

3. **FINDING:** The proposed project will not have a significant environmental impact.

EVIDENCE: The Monterey County CEQA Guidelines categorically exempts this project from environmental review pursuant to Section 15304 (e) of CEQA, the minor temporary use of the land. No adverse environmental impacts were identified during review of the proposed project.

4. **FINDING:** No written request, based on a substantive issue, for public hearing or other evidence of public controversy or public opposition as described in Section 21.70.060A, Title 21, Monterey County Code (Zoning) was found to exist.

EVIDENCE: Public notice of the pending Administrative Permit was provided pursuant to Section 21.70.040, Title 21, Monterey County Code (Zoning).

EVIDENCE: Materials in project file no. PLN030651.

5. **FINDINGS:** The establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, City of Salinas Development and Engineering Department, Environmental Health Division, Salinas Rural Fire District, Sheriff Department, Public Works Department, and Water Resources Agency. 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.

6. **FINDING:** The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B. of the Monterey County Zoning Ordinance (Title 21).

EXHIBIT C

Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan				<i>Project Name: State of California (Advantage Homes)</i> <i>File No: PLN030651 APNs: State Parcel No. 46-2-4</i> <i>Approval by: Zoning Administrator Date: June 24, 2004</i>		
<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>

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1.		<p>SPECIFIC USES ONLY</p> <p>This Use Permit (State of California (Advantage Homes; PLN030651)) allows for storage only of manufactured homes on State of California property to maintain inventory until delivery to residential lots. No storage and disposal of sewage or wastewater will be allowed. Parking and access to the lot will be limited to periodic maintenance of the stored manufactured homes and emergency access to the site as reviewed by the County’s Public Works Department and Salinas Rural Fire District. Fencing, security lighting and signage with emergency contact information are requirements by the County Sheriff’s Department.</p> <p>The subject property is located at 584 El Camino Real North (State Parcel 46-2-4) , within the right-of-way of State Highway 101, at the intersection of Highway101, Russell Road and Harrison Road Greater Salinas Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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PRIOR TO ISSUANCE OF BUILDING PERMITS AND PRIOR TO FINAL INSPECTION						
2.		NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for State Parcel No. 46-2-4 on June 24m 2004. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning & Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PARKING STANDARD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works, Planning & Building Inspection)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building / Grading Permits Issuance	

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4.		<p>DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>(Salinas Rural Fire District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<i>Applicant or owner</i>	Prior to final building inspection.	

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5.		<p>ADDRESS FOR SITE</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted 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 illuminated during the hours of darkness and positioned so as to be readily readable from the street. The letters shall be made of a noncombustible material. Address signs shall be placed at each driveway entrance. 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. (Salinas Rural Fire District)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<i>Applicant or owner</i>	Prior to final building inspection	
6.		<p>DISPOSAL OF VEGETATION AND FUELS</p> <p>Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (Salinas Rural Fire District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<i>Applicant or owner</i>	Prior to final building inspection	

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7.		GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	<i>Applicant or owner</i>	Prior to final building inspection.	
8.		DEBRIS REMOVAL Prior to the issuance of a building permit, applicant shall cause to be removed from the property all existing weeds and debris found at the site. (Planning and Building Inspection)	Proof of compliance shall be submitted to PBI prior to issuance of building permits.	<i>Owner/ Applicant</i>	Prior to Issuance of Grading and Building Permits	
9.		LANDSCAPE PLAN AND MAINTENANCE The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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.	Submit landscape plans and contractor’s estimate to PBI for review and approval.	<i>Owner/ Applicant/ Contractor</i>	At least 60 days prior to final inspection or occupancy	

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		<p>Landscaping screening along the perimeter shall be required to replace the existing weeds and debris found at the site. Fifteen (15) gallon sized Hopseed Bush (<i>Dodonea viscosa</i>), Strawberry Tree (<i>Arbutus unedo</i>) or like vegetation screening planted in 36" planter boxes between 15 feet to a maximum of 30 feet on center around the perimeter of the Highway 101, Russell Road and Harrison Road frontages to soften, if not completely screen, the storage yard from view shall be required. (See the Planning and Building Inspection Department brochure entitled "Landscape Screening" for a listing of recommended plant screening).</p> <p>The landscaping shall be installed and inspected prior to occupancy. 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. (Planning and Building Inspection)</p>	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	

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10.		<p>LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, 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 proposed lighting shall be adequate for current safety concerns. Lighting of grounds contiguous to stored buildings shall provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness. Using yard or lamppost type lighting shall eliminate night blind spots.</p> <p>The applicant shall submit 4 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 exterior lighting plans shall be subject to approval by the Director of Planning and Building Inspection at the Coastal (Marina) Office and the Sheriff at the Salinas Office, prior to the issuance of building permits. (Planning and Building Inspection and Sheriff)</p>	<p>Submit three copies of the lighting plans to PBI for review and approval.</p> <p>Submit one copy to the Sheriff’s Office in Salinas for review and approval.</p>	Owner/ Applicant	Prior to issuance of building permits.	
11.		<p>EMERGENCY NOTIFICATION Emergency notification shall be filed with the Sheriff’s Office. If an alarm is installed, a permit must be obtained from the Sheriff’s Office. (County Sheriff’s Department)</p>	Submit emergency notification information at the Sheriff’s Office in Salinas.	Owner/ Applicant	Prior to issuance of building permits	

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ONGOING REQUIREMENT						
12.		BANNERS, FLAGS, PENNANTS, SIGNS There shall be no signs, flags, banners, pennants, or other attention getting devices, other than approved signs for emergency identification of the property. All direction identification or information signs are to be reviewed and approved by the Planning and Building inspection Department prior to installation. (Planning & Building Inspection Department)	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Ongoing	