

LYNNE MOUNDAY
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 030038

A.P. # 000-000-000-000-M

In the matter of the application of
County of Monterey (PLN030038)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow the construction of a 45 sq. ft. entrance sign for the Boronda Neighborhood. The sign would be placed on the concrete pedestrian bridge spanning Calle Del Adobe, within the County right of way, easterly of the intersection of Calle Del Adobe and El Rancho Court, Boronda area, Greater Salinas area, came on regularly for hearing before the Zoning Administrator on April 10, 2003.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The subject application (PLN030038), as described in Condition No. 1, is for a Use Permit. The property is located easterly of the intersection of Calle del Adobe and El Rancho Court in the Greater Salinas area, and is zoned "MDR/4-A-UR." or 'Medium Density Residential, 4 units per acre, Limited Agricultural, Urban Reserve.' The project, as conditioned, conforms with the plans, policies, requirements and standards of the General Plan, Greater Salinas Area Plan, and the Monterey County Zoning Ordinance (Title 21). The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.
EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with the General Plan and Greater Salinas Valley Area Plan.
EVIDENCE: The application and plans submitted for the Use Permit, located in the project file at the Monterey County Planning and Building Inspection Department.
EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.
2. **FINDING:** The proposed project will not have a significant environmental impact.
EVIDENCE: Section 15301(e) of the CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the development application.
EVIDENCE: Letter regarding effect of rainfall from the proposed sign, dated February 20, 2003, from Lew C. Bauman, Public Works Director, to Elizabeth Hargrave of SSA Landscape Architects, Inc.
3. **FINDING:** The establishment, maintenance, and operation of the proposed development 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 material, was reviewed by the Department of Planning and Building Inspection, CDF-South County, Public Works, Environmental Health Division, and the Water Resources Agency. The preceding 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.

4. **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).

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the following conditions:

1. The subject Use Permit (PLN030038) allows for the construction of a 38 foot wide (maximum) and 6 ft. 9 in. tall (maximum) non-illuminated entrance sign (of 45 sq. ft. sign area) for the Boronda neighborhood, to include aluminum panels with bulletin enamel in chamois and medium brown, and formed plastic dimensional letters of black copperplate font announcing the words "BORONDA" and "ESTABLISHED 1844." The sign will be placed on the concrete pedestrian bridge spanning Calle del Adobe, easterly of the intersection of Calle del Adobe and El Rancho Court, Boronda, Greater Salinas Area. 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)**

Prior to the Issuance of Building Permits:

2. The applicant shall record a notice which states: "A Use Permit (Resolution No. 030038) was approved by the Zoning Administrator on April 10, 2002. The permit was granted subject to 3 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 and Building Inspection)**

Continuous Condition(s):

3. The applicant shall continuously maintain the sign and the lettering that the sign contains, so that these will be kept in their original appearance as built. **(Planning and Building Inspection Department)**

PASSED AND ADOPTED this 10th day of April, 2003.

Original Signed By: _____

LYNNE MOUNDAY
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.