

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 020591

A. P. # 113-081-008-000

In the matter of the application of
Clarkson California Properties (PLN020591)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of Use Permit for a new commercial use (storage and display of a maximum of 20 mobile home units), and Administrative Permits for a 3,331 square foot office and a 1,320 square foot caretaker's unit with executive office, parking lot and septic system. The project is located on a 1.05 acre parcel designated "heavy commercial," northerly of Espinosa Road, with an access easement approximately 50 feet west of the Espinosa Road and Highway 101 intersection, Greater Salinas area, came on regularly for meeting before the Zoning Administrator on December 9, 2004.

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

FINDINGS & EVIDENCE

- 1. FINDING:** The proposed project and/or use, as described in condition #1 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 review for this application. No conflicts were found to exist for the proposed display/sales of manufactured homes at the site consistent with like businesses in the general area designated for "Heavy Commercial." The proposed use is consistent with the previous use at the site, the display and sales of manufactured homes, and shall utilize an existing office for that purpose with an addition of a mobile home to serve as a permanent caretaker's residence at the site.

EVIDENCE: Goal 38.1.5 of the County General Plan states that adequate traffic capacity shall be a criterion for development consideration. The project's regional and project specific traffic impacts at a location west of the US 101/Espinosa Road-Russell Road intersection has required a traffic study evaluating the levels of service ("LOS") for the existing peak hour traffic operations and turning movements at the site. The site is at a location where construction of a future freeway overpass is planned as part of the Prunedale Improvement Project (PIP), although the exact timeline for PIP has yet to be determined.

Pinnacle Traffic Engineering consultants provided a trip generation report evaluating project traffic impacts toward assessing an initial fair share financial contribution for US 101/Espinosa Road intersection improvement. Public Works agreed to exempt