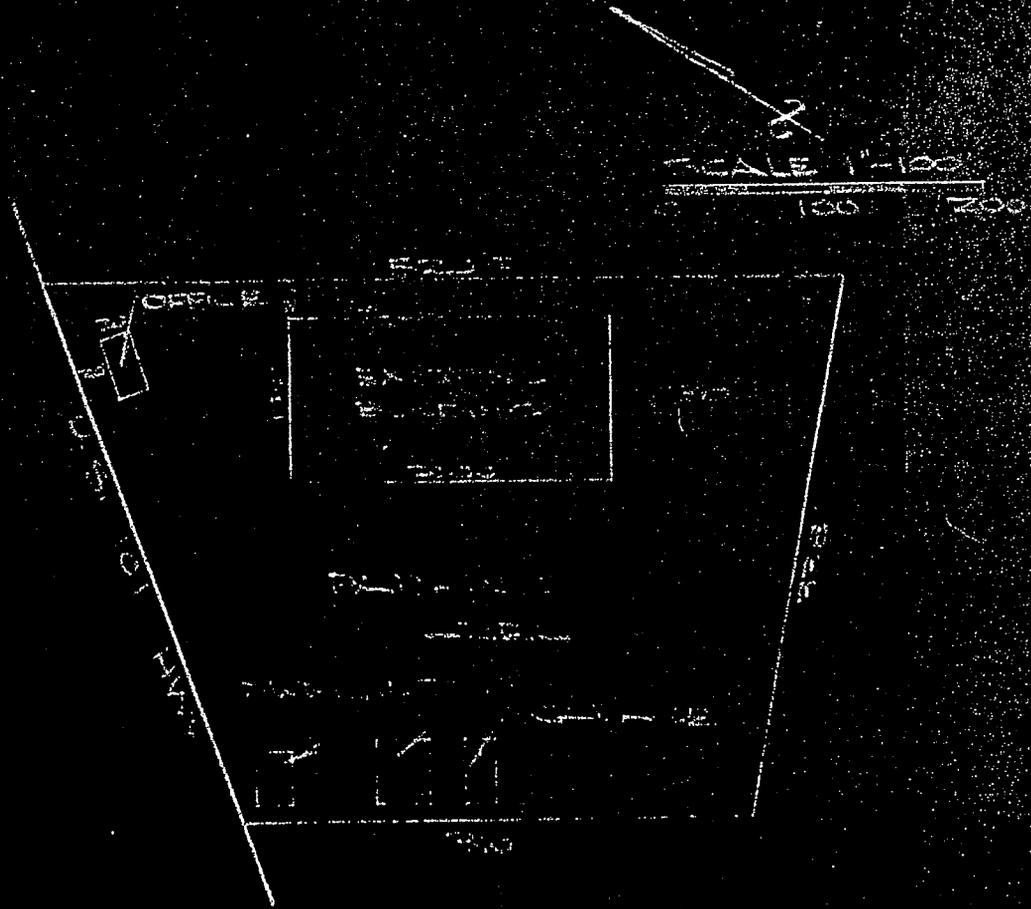


DECISION NO. ZA-505

ATTACHMENT

USE PERMIT

SALE OF SECOND HAND GOODS & AUCTION HOUSE



APPROVED FOR THE CITY OF LOS ANGELES
BY THE CITY ENGINEER
DATE: _____

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-505

In the matter of the application of

FINDINGS AND DECISION

Richard Swinscoe

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: the sale of second hand goods and auction house on portion of Lot 37A, Carpenteria Rancho, fronting on and southerly of U. S. Highway 101, North County area.

came on regularly for hearing before the Zoning Administrator on March 27, 1969.

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

FINDINGS OF FACT

FOUND

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECISION

WHEREFORE, 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. Obtain an Encroachment Permit from the Division of Highways for the driveway connection to State Highway 101.
2. Grant to the State Division of Highways the access rights on the balance of the frontage on 101.
3. That the parking layout be approved by the Director of Planning.
4. That all merchandise and operations be contained within the building.
5. That this permit expire on March 27, 1972.

PASSED AND ADOPTED this 27th day of March, 1969.

FILE COPY

3. Richard Swinscoe - North County - sale of second hand goods and auction house (ZA-505)

This being the time and place set for hearing to consider the application of Richard Swinscoe for a Use Permit which would allow the sale of second hand goods and auction house on portion of Lot 37A, Carpenteria Rancho, fronting on and southerly of U. S. Highway 101, North County area.

The hearing officer opened the hearing stating that the property is located in a "C-2-P" or Commercial District. The property consists of 3.9 acres on which there is a large hay barn. The applicant wishes to use the property for a new use - the sale of second hand goods and auction house.

A letter in favor of the application was received from an adjoining property owner Mr. Roland E. McCune.

The Monterey County Road Department recommended conditions.

The applicant appeared on his own behalf and stated that the operations would be conducted entirely in the barn. The outside area would be devoted to parking only.

Mr. Lowell Shifley of the Monterey County Road Department appeared and stated that southbound traffic, entering and leaving the property, would create quite a traffic hazard.

Mr. Welcome Randall of the Monterey County Health Department appeared and suggested that an opening be put in across from San Juan Road.

The hearing was closed.

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c. of the Monterey County Zoning Ordinance No. 911, do apply to the subject property; therefore, it was the decision of the Zoning Administrator to grant the Use Permit, subject to the following conditions:

1. Obtain an Encroachment Permit from the Division of Highways for the driveway connection to State Highway 101.
2. Grant to the State Division of Highways the access rights on the balance of the frontage on 101.
3. That the parking layout be approved by the Director of Planning.
4. That all merchandise and operations be contained within the building.
5. That this permit expire on March 27, 1972.

3-27-69 MB

Mon-101
PM 101.2

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: Road Department Health Department
Division of Highways

DATE: March 13, 1969

FROM: Ernest Franco

We would appreciate your Department's recommendations on the following application prior to March 24, 1969

APPLICANT: R. Winscoe (4A-503)

TYPE: Use Permit REQUEST: Sale of second hand goods and antique house

LOCATION: North County

DEPT. COMMENTS: As you probably know already, the construction of RT101, with
of Espinosa Rd will be starting in approximately 5 years. The existing
route will then revert to a county road and subject to your regulations.
The existing route is also in the scenic highway system from Pointedale north
to the junction of Rt 101. Any junkyards or unsightly areas would be
detrimental to having the route officially designated.

DEPT. RECOMMENDATIONS:

FILE COPY
DO NOT REMOVE

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING

(North County area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Richard Salimone for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow the sale of second hand goods and auction house on part of Lot 37A, Carpenteria Rancho, fronting on and southerly of U. S. Highway 101, North County area.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

March 27, 1969

at the hour of 2:00 p.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
Zoning Administrator

*Posted
3-17-69
J. Salimone*

FILE COPY

6
6

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Mar. 14, 1969

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on Mar. 14, 1969

at Salinas, California.

[Handwritten signature]

No. _____

Notice of Public Hearing

Richard Swinscoe, North County, UP

ZONING NOTICES

NOTICE OF PUBLIC HEARING (North County area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Richard Swinscoe for a Use Permit in accordance with Section 32 of Ordinance No. 511, the Zoning Ordinance of the County of Monterey, which would allow the sale of second hand goods and auction house on portion of Lot 37A, Carpenter's Rancho, fronting on and southerly of U. S. Highway 101, North County area.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date: March 27, 1969 at the hour of 2:00 p.m. in the Supervisors Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR. Zoning Administrator

Mar. 14, 1969

FILE COPY DO NOT REMOVE

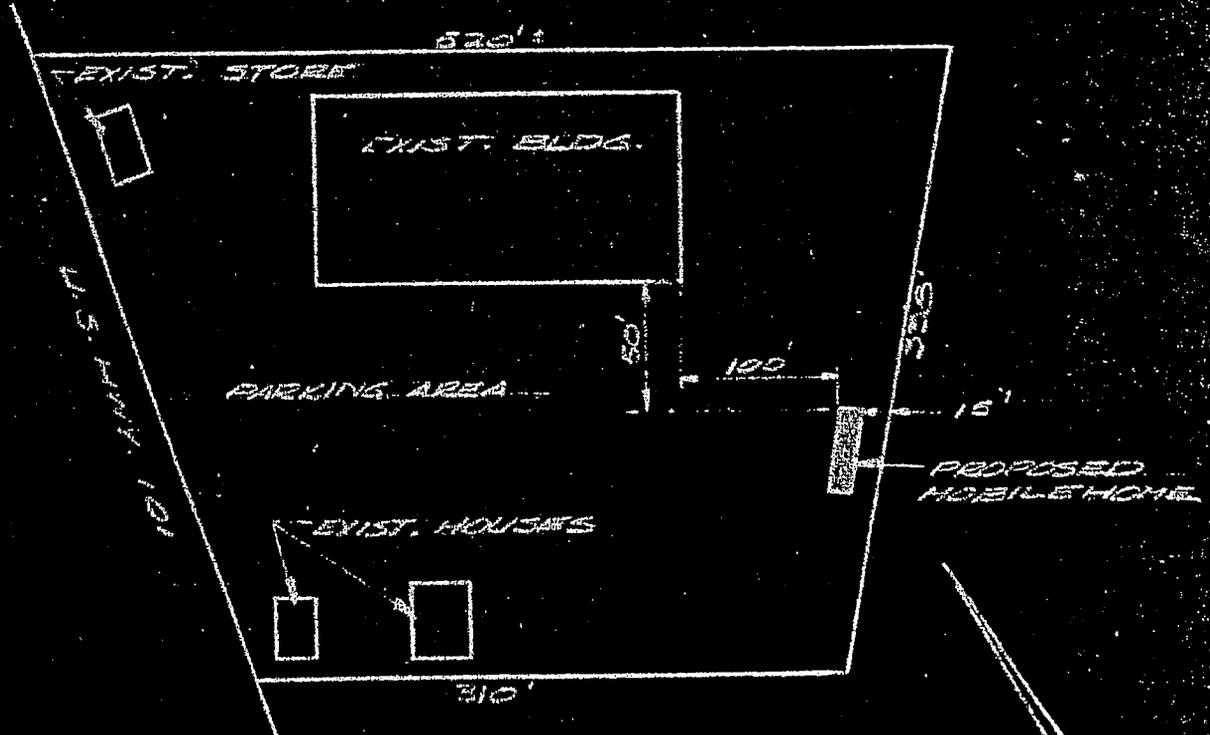
7

7

DECISION NO. 7A-2167 USE PERMIT

MOBILE HOME

C-2-P



LOCATION:
ASSAS MAP
CARPENTERIA RD.
LOT 37A
EYAC.

NO SCALE

APPLICATION FOR USE PERMIT

321
22-767

TO THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY:

The Undersigned hereby applies for a Use Permit, in accordance with Section 32 of Ordinance No. 911, the zoning Ordinance of the County of Monterey, and states as follows:

- 1. That FRANCIS A. & FRANCES M. ELLINGWOOD is or are the owner(s) of certain real property located in Monterey County, California, more particularly described as follows:

3.9 ACRES WITH 2 MOBILE HOMES, 1 STORE, WAREHOUSE AND A LARGE
ALUMINUM STORE BUILDING NOW OPERATING AS AN OUTDOOR
FLYER MARKET; ALSO, 1.1 ACRES ADJACENT AND UNIMPROVED.

Assessor's Parcel No. 141-013-5

- 2. That said real property is located in a "C-2-P" Zoning District.
- 3. That I request a Use Permit to allow the establishment of the following property use:

MOBILE HOME

- 4. That I submit the following statements, plans and documents to show why the Use Permit should be issued:

PLAT PLAN
STATEMENT AS TO NEED

- 5. All notices and correspondence pertaining to this application should be mailed to SIMONEAN SUTIN, 1900 HILL TOP AVENUE, SUITE 95004

at _____ Phone No. 724-2299
SALINAS
922-1271
 dated: DECEMBER 8, 1976

If application is made by an agent, the agent shall execute the certificate below.

Francis M. Ellingwood
Francis A. Ellingwood
 Owner

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her, or their behalf.

Dated: _____, California.

37 A

ZONING NOTICE

NOTICE OF PUBLIC HEARING

(North County area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Frances Ellingwood for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow the establishment of a mobile home in "C-2" District on Lot 37A, assessor's map Carpenteria Rancho, North County area, fronting on and southerly of U.S. Highway 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

OCTOBER 29, 1970

at the hour of 2:00 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
Zoning Administrator

FILE COPY

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Oct. 16, 1970

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on Oct. 16, 1970

at Salinas, California.

Signature

No. _____

Notice of Public Hearing

Frances Ellingwood, North County, UP

NOTICE OF PUBLIC HEARING
(North County area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California will hold a public hearing on the application of Frances Ellingwood for a Use Permit in accordance with Section 22 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow the establishment of a mobile home in "C-2" District on Lot 37A, Assessor's map Carpenteria Rancho, North County area, fronting on and southerly of U. S. Highway 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:
OCTOBER 20, 1970
at the hour of 2:15 p.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
Zoning Administrator

Oct. 15, 1970 (C17)

4. Francis Ellingwood - North County - mobile home in "C-2" District (ZA-767)

This being the time and place set for hearing to consider the application of Francis Ellingwood for a Use Permit which would allow the establishment of a mobile home in "C-2" District on Lot 37A, Assessor's Map of Carpenteria Rancho, North County area, fronting on and southerly of U.S. Highway No. 101.

The hearing officer opened the hearing and stated that the property is located in a "C-2" District. The Monterey County Zoning Ordinance provides that mobile homes in this District may be used as living quarters subject to the securing of a Use Permit.

The property in question is 3.9 acres in size with two houses, a small warehouse, and a large aluminum and steel building to be used as an indoor flea market. The applicant would like to have a place of residence near or preferably on the site of her business.

The applicant appeared on her own behalf and stated that she would need the mobile home only on a temporary basis.

The hearing was closed.

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c. of the Monterey County Zoning Ordinance No. 911, do apply to the subject property; therefore, it was the decision of the Zoning Administrator to grant the Use Permit, subject to the following condition:

- (1) That this permit expire on March 27, 1973.

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-767

In the matter of the application of
Francis Ellingwood

FINDINGS AND DECISION

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: the establishment of a mobile home in "C-2" District on Lot 37A, Assessor's Map Carpenteria Rancho, North County area,

came on regularly for hearing before the Zoning Administrator on October 29, 1970.

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

FINDINGS OF FACT

FOUND

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECISION

WHEREFORE, 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 condition:

1. That this permit expire on March 27, 1972.

WASIAN 200 (REVISED 1964) 39th day of October, 1970.

APPLICATION FOR USE PERMIT

JA-846

TO THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY:

The Undersigned hereby applies for a Use Permit, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and states as follows:

1. That Francis Ellingwood is or are the owner(s) of certain real property located in Monterey County, California, more particularly described as follows:

OK

Lot 37A, Carpenteria Rancho

Assessor's Parcel No. 141-013-5

2. That said real property is located in a C-2-P Zoning District.
3. That I request a Use Permit to allow the establishment of the following property use:

Outdoor retail sales, pony ring and mini bike track

4. That I submit the following statements, plans and documents to show why the Use Permit should be issued:

Plot plans

5. All notices and correspondence pertaining to this application should be mailed to Francis Ellingwood 1000-101 Hwy

at Aromas, CA 95004 Phone No. 422-1271

Dated: April 5, 1971

If application is made by an agent, the agent shall execute the certificate below.

Francis Ellingwood
Owner

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her, or their behalf

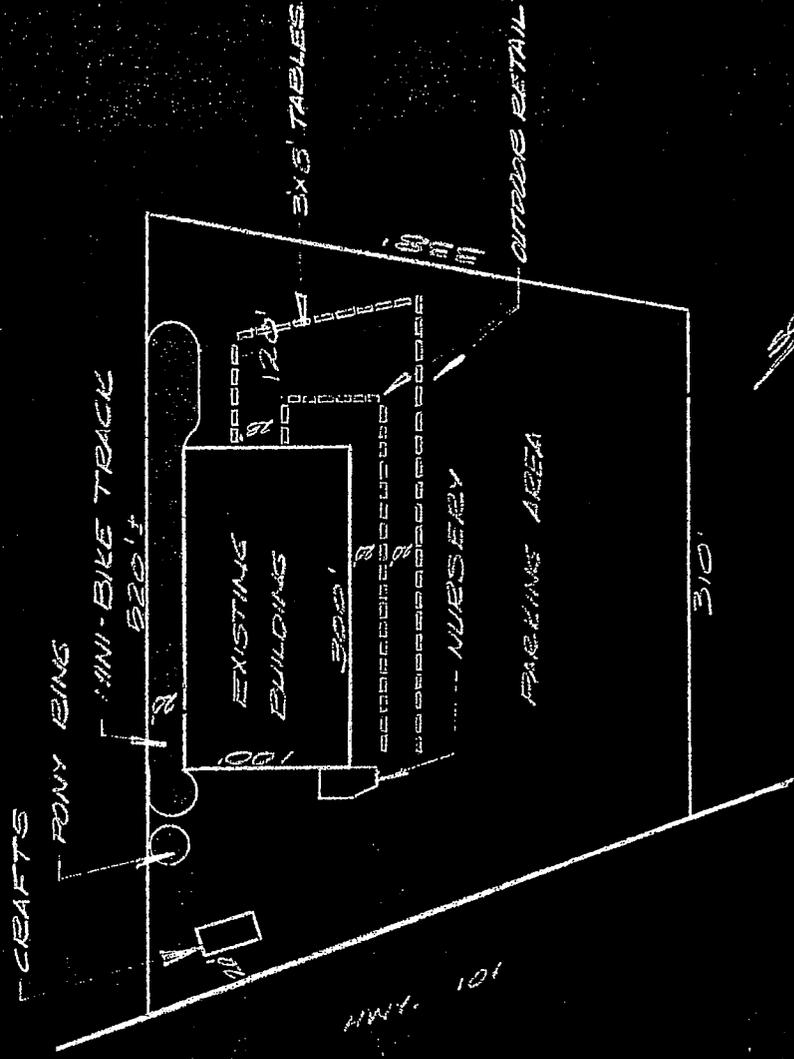
Dated: April 5, 1971, at Salinas, California.

ZA-846

USE PERMIT

OUTDOOR RETAIL SALES, RONY BING, MINI-BIKE TRACK
"C-R-P"

LOCATION:
LOT 37 A, CARPENTERIA RD.
3.9 AC.



ZONING NOTICE

NOTICE OF PUBLIC HEARING

(North County Area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of **Francis Ellingwood** for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow the establishment of an outdoor retail sales, pony ring, and mini bike track on Lot 37A, Carpenteria Rancho, North County area, fronting on and easterly of U. S. Highway #101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

APRIL 29, 1971

at the hour of **2:55 p.m.** in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.



ROBERT SLIMMON, JR.
Zoning Administrator

Posted 4/16/71

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Apr. 15, 1971

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on Apr. 15, 1971

at Salinas, California.

Robert Slimmon, Jr.

No. _____

Notice of Public Hearing

Francis Ellingwood, North County,

Use Permit

NOTICE OF PUBLIC HEARING
(North County Area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Francis Ellingwood for a Use Permit in accordance with Section 32 of Ordinance No. 311, the Zoning Ordinance of the County of Monterey, which would allow the establishment of an outdoor retail sales pony ring and mini bike track on Lot 37A, Cargeneria Rancho, North County area, fronting on and easterly of U. S. Highway No. 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

APRIL 29, 1971
at the hour of 2:55 p.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, Jr.
Zoning Administrator

April 15, 1971

(C2078)

FILE COPY

DO NOT REMOVE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: Health Department Road Department
FROM: Stan Phillips

Division of Highways DATE: April 15, 1971

We would appreciate your Department's recommendations on the following application prior to April 26, 1971.

APPLICANT: Francis Killigard (JA-BIG)

TYPE: Use Permit REQUEST: Outdoor rental sales, conv vans, mini bike track

LOCATION: North County area

DEPT. COMMENTS:

No outdoor food sales will be allowed in the area.

DEPT. RECOMMENDATIONS:

None

FILE COPY
DO NOT REMOVE

W.L. Randall
W.L. RANDALL
SIGNATURE

4/26/71
DATE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: - Health Department
FROM: Stan Phillips

Road Department

Division
of Highways

DATE

April 15, 1971
Mon-161-1011

We would appreciate your Department's recommendations on the following application prior to April 28, 1971.

APPLICANT: Francis Ellingswood (26-816)

TYPE: Permit REQUEST: Outdoor rental sales, rowing club, and bike track

LOCATION: North County area

DEPT. COMMENTS:

DEPT. RECOMMENDATIONS:

We recommend that driveway entrances be located opposite the San Juan Watermill Road. This relocation will allow for safer traffic flow entering and leaving the Ellingswood property. We feel that the current locations might tend to confuse traffic leaving the Ellingswood property. Land for the Sakers via Watermill area.

4-22-71

FILED COPY
DO NOT REMOVE

SIGNATURE

DATE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: Health Department Road Department ✓ Division DATE: April 15, 1971
FROM: Stan Phillips of Highways

We would appreciate your Department's recommendations on the following application prior to April 26, 1971.

APPLICANT: Francis Ellingwood (ZA-846)

TYPE: Use Permit REQUEST: Outdoor rental sales, pony ring, mini bike track

LOCATION: North County area

DEPT. COMMENTS:

DEPT. RECOMMENDATIONS:

1. Obtain an encroachment permit from the State Division of Highways and construct a standard driveway opposite San Juan Road.

FILE COPY
DO NOT REMOVE

W. Ashland
SIGNATURE

4/27/71
DATE

4. Francis Ellingwood - North County - outdoor retail sales, pony ring, and mini bike track (ZA-846)

This being the time and place set for hearing to consider the application of Francis Ellingwood for a Use Permit which would allow the establishment of an outdoor retail sales, pony ring, and mini bike track on Lot 36A, Carpenteria Rancho, North County area, fronting on and easterly of U. S. Highway #101.

The hearing officer opened the hearing and stated that the property is located in a "C-2" or General-Commercial District.

On March 27, 1969, Mr. Richard Swinscoe, the previous owner of the property in question, obtained a Use Permit for the establishment of a flea market, presently known as the Ellingwood Haybarn. He later was granted an amendment to his Use Permit to allow a limited outdoor sales. After the applicant purchased the property, she obtained a Use Permit on October 29, 1970 to allow a mobile home on her property. The applicant is now applying for a Use Permit which would allow the establishment of a retail sales, pony ring and mini bike track on the property in question.

This matter was referred to the State Division of Highways who recommended that the driveway entrances be located opposite the San Juan - Watsonville Road. The Division felt that this relocation would allow for safer traffic flow entering and leaving the Ellingwood property. They also stated that they felt that the present locations might tend to confuse traffic leaving the Ellingwood property bound for the Salinas and Watsonville areas.

This matter was also referred to the Monterey County Road Department who recommended one condition.

Mr. Leo Herrlich appeared representing the applicant and stated that the applicant has provided for both the pedestrian traffic and vehicle traffic and there is ample parking spaces available. He stated that he felt the mini bike track was a good idea because the kids in the area could come and ride the bikes on the track instead of using the highway. Mr. Herrlich also stated that the applicant would comply with both the Road Department's condition and the State Division of Highways' recommendation regarding the driveway entrances.

Mrs. Francis Ellingwood also appeared in her own behalf and stated that the mini bikes are owned by another party but she would be the manager and would supervise the track. She also stated that the corral in which the ponies will be kept is located in the right hand corner of her property and will be surrounded by barbed wire. Mrs. Ellingwood also stated that the corral will have a locked fence and will be separate from the pony ring.

The hearing was closed.

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c. of the Monterey County Zoning Ordinance No. 911, do apply to the subject property; therefore, it was the decision of the Zoning Administrator to grant the Use Permit, subject to the following conditions:

- (1) Obtain an encroachment permit from the State Division of Highways and construct a standard driveway opposite San Juan Road.
- (2) That this permit expire on March 27, 1972.

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-846

In the matter of the application of

FINDINGS AND DECISION

Francis Ellingwood

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: the establishment of an outdoor retail sales, pony ring, and mini bike track on Lot 37A, Carpenteria Rancho, North County area,

came on regularly for hearing before the Zoning Administrator on April 29, 1971.

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

FINDINGS OF FACT

FOUND

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECISION

WHEREFORE, 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) Obtain an encroachment permit from the State Division of Highways and construct a standard driveway opposite San Juan Road.
- (2) That this permit expire on March 27, 1972.

FILE COPY
DO NOT REMOVE

PASSED AND ADOPTED this 29th day of April, 1971.

22

77

APPLICATION FOR USE PERMIT

JA-1047

TO THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY:

The Undersigned hereby applies for a Use Permit, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and states as follows:

- 1. That Francis A. Ellingwood and Frances M. Ellingwood is or are the owner(s) of certain real property located in Monterey County, California, more particularly described as follows:

OK

RE. OF Lot 37A, Carpenteria Rancho, North County area

Assessor's Parcel No. 141-013-5

- 2. That said real property is located in a C-2-P Zoning District.

- 3. That I request a Use Permit to allow the establishment of the following property use:

ZA-846 Outdoor retail sales, ZA-505 Second hand sales, ZA-767

Mobile Home in C-2 district, Snack Bar, Indoor retail sales

- 4. That I submit the following statements, plans and documents to show why the Use Permit should be issued:

That we have in all good faith carried out the above use

permits since being issued as of March, 1970 and wish to

continue doing business as same.

- 5. All notices and correspondence pertaining to this application should be mailed to Stagecoach Station, F. A. Ellingwood

at 1000 U.S. 101 Hiway, Aromas, Calif. 95004 phone No. 422-1271

Dated: March 11, 1972

If application is made by an agent, the agent shall execute the certificate below.

Francis A. Ellingwood

Owner

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her, or their behalf.

Dated: _____, at _____, California.

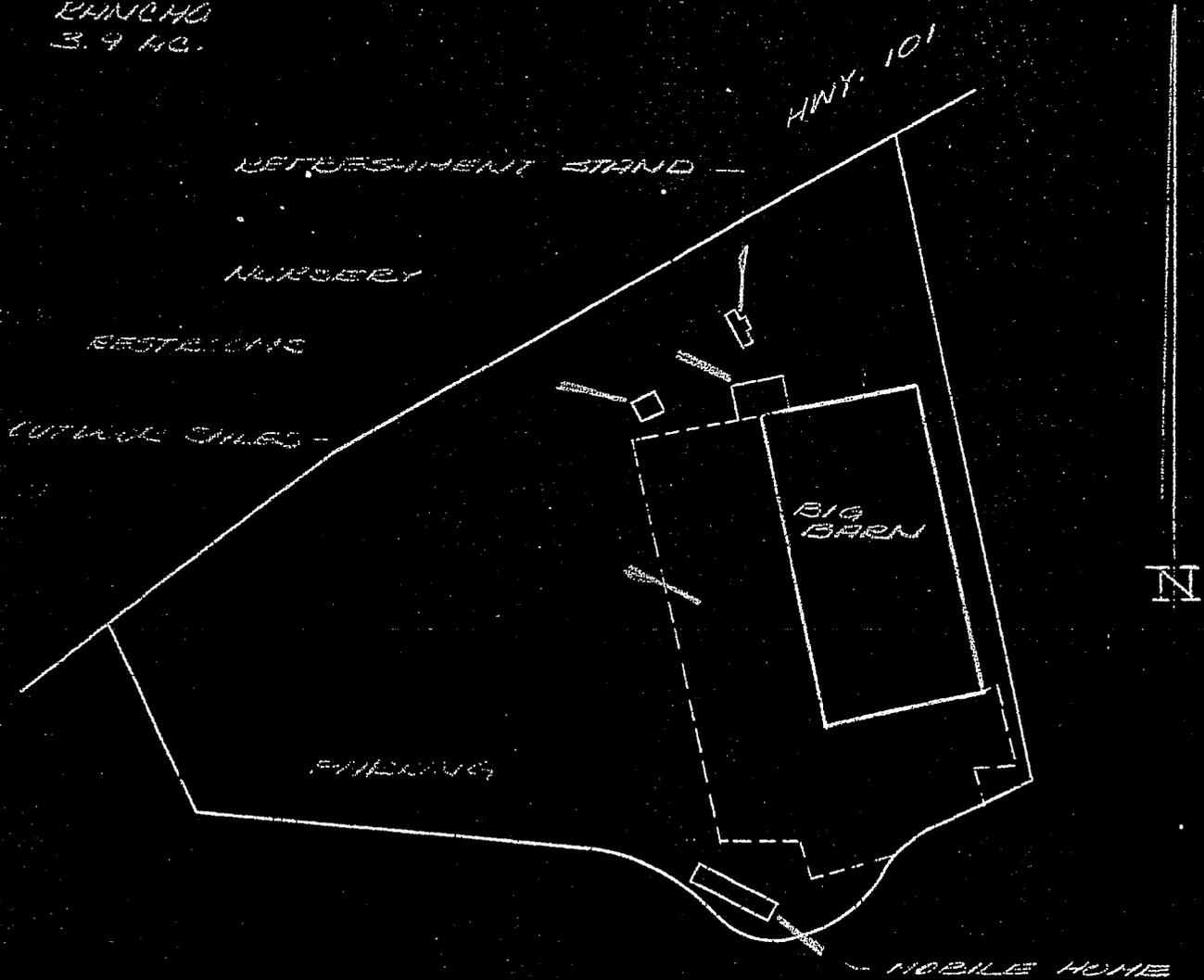
23

ZA-1047

USE PERMIT

OUTDOOR KITCHEN, SECOND SALES, & MOBILE HOME IN C-2 DIST.

LOCATION:
POR. LOT 37A, CARPENTERIA
RANCHO
3.9 AC.



ZONING NOTICE

NOTICE OF PUBLIC HEARING

(North County Area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Francis Ellingwood for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow the establishment of outdoor retail sales, second hand sales, and a mobile home in a "C-2" District on portion of Lot 37A, Carpenteria Rancho, North County area, fronting on and easterly of U. S. Highway 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

MARCH 30, 1972

at the hour of 2:35 p.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
Zoning Administrator

POSTED
3-12-72
R-3

25

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....Mar. 17, 1972.....
.....
.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed onMar. 17, 1972.....
at Salinas, California.

Paula Ballou

No.....

NOTICE OF PUBLIC HEARING

Francis Ellingwood, North County,

Use Permit

ZONING NOTICES

NOTICE OF PUBLIC HEARING
(North County Area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Francis Ellingwood for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow the establishment of outdoor retail sales, second hand sales, and a mobile home in a "C-2" District on portion of Lot 37A, Carpenteria Rancho, North County area, fronting on and easterly of U. S. Highway 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

MARCH 30, 1972
at the hour of 2:35 p.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
Zoning Administrator

Mar. 17, 1972

(C4193)

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO

DATE:

Nov-101-101.1

FROM

We would appreciate your Department's recommendations on the following application prior to _____

APPLICANT: _____

TYPE: _____ REQUEST: _____

LOCATION: _____

DEPT. COMMENTS:

Any change in established access openings to State Route 101 will require new Encroachment Permit from Div. of Highways.

DEPT. RECOMMENDATIONS:

*H. Papp
3-28-72*

SIGNATURE

DATE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

DATE: March 28, 1972

Health Department



TO:

FROM:

We would appreciate your Department's recommendations on the following application prior to _____.

APPLICANT: _____

TYPE: _____ REQUEST: _____

LOCATION: _____

DEPT. COMMENTS:

There has been a marked improvement in the facilities encompassed in this application. The applicant has cooperated with the Health Department in training and keeping this establishment free of sanitation problems.

DEPT. RECOMMENDATIONS:

NOTE



W. H. Rowland
PLANNING COMMISSION

SIGNATURE

3/28/72
DATE

28

6. Francis Ellingwood - North County - outdoor retail sales, second hand sales and a mobile home in a "C-2" District (ZA-1047)

This being the time and place set for hearing to consider the application of Francis Ellingwood for a Use Permit which would allow the establishment of outdoor retail sales, second hand sales, and a mobile home in a "C-2" District on portion of Lot 37A, Carpenteria Rancho, North County area, fronting on and easterly of U. S. Highway 101.

The hearing officer opened the hearing and stated that the property is located in a "C-2" or General-Commercial District.

There is presently an existing flea market on the property in question known as the Big Red Barn which was formerly used as a hay barn. There are both indoor and outdoor shops on the property which have been operating under various Use Permits which have been granted from time to time, however, the latest permit has expired and the applicant is now asking for a renewal of the last permit in order to continue with the operation. The Planning Commission recently granted a Use Permit to Mr. James Dunn for the sale of beer and wine on the premises.

This matter was referred to the Monterey County Health Department who commented that there has been a marked improvement in the facilities encompassed in this application and the applicant has cooperated with the Health Department in bringing and keeping this establishment free of sanitation problems.

This matter was also referred to the Division of Highways who commented that any change in the established access openings to State Route 101 will require a new Encroachment Permit from the State Division of Highways.

Mrs. Ellingwood appeared in behalf of the application.

The hearing was closed.

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c. of the Monterey County Zoning Ordinance No. 911, do apply to the subject property; therefore, it was the decision of the Zoning Administrator to grant the Use Permit, subject to the following condition:

- (1) That this permit expire on March 30, 1977.

3-30-77, *Ann*
Pages 16 & 17

FILE COPY

DO NOT REMOVE

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-1047

In the matter of the application of

FINDINGS AND DECISION

Francis Ellingwood

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: the establishment of outdoor retail sales, second hand sales, and a mobile home in a "C-2" District on portion of Lot 37A, Carpenteria Rancho, North County area,

came on regularly for hearing before the Zoning Administrator on March 30, 1972.

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

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 condition:

- (1) That this permit expire on March 30, 1977.



PASSED AND ADOPTED this 30th day of March, 1972

ROBERT SLIMMON, JR.
Zoning Administrator

30
20

APPLICATION FOR USE PERMIT

ZA 1507

TO THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY:

The undersigned hereby applies for a Use Permit, in accordance with Section 52 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and states as follows:

1. That Francis A. Ellingwood and Frances M. Ellingwood is or are the owner(s) of certain real property located in Monterey County, California, more particularly described as follows:

(C) Lot 37A, Carpenteria Rancho, North County area.

Assessor's Parcel No. 141-013-5

2. That said real property is located in a C-2-P Zoning District.

3. That I request a Use Permit to allow the establishment of the following property use:

Fresh FRESH fruit and produce stand — TRAILER OR TRAILERS (2)

Patio eating area w/possible enclosed portion adjacent to existing Snack Bar.

4. That I submit the following statements, plans and documents to show why the Use Permit should be issued:

The produce stand would like to be open seven days a week and be able to be seen from the highway. The patio addition to the Snack Bar would enhance the property and provide a more pleasant place to eat.

5. All notices and correspondence pertaining to this application should be mailed to Stagecoach Station, F. A. Ellingwood

at 1000 U.S. 101 Hiway, Aromas, Calif. 95004 Phone No. 422-1271

Dated: July 5, 1973

If application is made by an agent, the agent shall execute the certificate below.

Francis A. Ellingwood
Owner

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her, or their behalf.

Dated: _____, _____, California.

FEE: 55.00
Agent

RECEIPT NO. 52217

ZA-1507

USE PERMIT

LETT & PRODUCE STAND & SNACK BAR ADD'N.
C-2-P

LOCATION
LOT 37A
CARPENTERS BAUGH



ASSESSMENT OF ENVIRONMENTAL EFFECT

Project:

Staff Determination

I have reviewed statements and find that:

- The project will not have a significant effect on the environment.
- The project may have a significant effect on the environment for the following reasons:

clock

- The project will not have a significant effect on the environment even though one or more "yes" answers were made in Sec. 1 of the questionnaire, or 3 or more "yes" answers were made in Sec. 2 of the questionnaire, because of the following extenuating factors:

Date:

Signed: _____

Title: _____

Reviewed by the _____ (Decision Making Body) on _____ and found to have no significant effect on the environment. Staff authorized to file Negative Declaration.

Signed: _____
for Decision Making Body

It having been found that this project may have a significant effect on the environment, an Environmental Impact Report shall be prepared as required by Public Resources Code Section 21100.

Date:

Signed: _____

Title: _____

File No. _____

4/5/73

ASSESSMENT OF ENVIRONMENTAL EFFECT

Unless otherwise exempted or determined to be a ministerial project, all applicants for activities requiring permits for but not limited to: Subdivisions, Minor Subdivisions, Zoning Reclassifications, Use Permits, Special Permits, Variances, Building Permits, Grading Permits, and Health Department Permits shall complete the following questionnaire:

Project Identification or name: STAGECOACH STATION

Owner Name, Address and Phone Number: F.A. & F.M. ELLINGWOOD
1000 HWY. 101
AROMAS, CALIF. 95004 422-1271

Property Description:

LOT 37A, CARPENTERIA RANCHO, NORTH COUNTY AREA.

FLEA MARKET
ANTIQUE & GIFT SHOPS
WINE TASTING ROOM
FOOD
PARKING AREA } EXISTING PROPERTY USE

It is agreed and understood by the applicant that no liability is assumed or incurred by the County of Monterey, its officers, or employees to anyone, by reason of any determination concerning the effect of this project on the environment.

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to execute this form and that the attached statements are true and correct.

Subscribed at AROMAS, California, this 5TH day of

JULY, 1973.

Francis A. Ellingwood
Applicant

FRANCIS A. ELLINGWOOD
Applicant (print or type name)

Date of Filing: _____

Address: 1000 HWY 101 - AROMAS

Phone: 422-1271

Staff notation only

FILE NO. 2A-1507

COUNTY OF MONTEREY
STATE OF CALIFORNIA

NEGATIVE DECLARATION

This proposed project will not have a significant effect on the environment as it has been found to have none of the following conditions:

- (a) Impacts which have the potential to degrade the quality of the environment, curtail the range of the environment.
- (b) Impacts which achieve short-term, to the disadvantage of long-term, environmental goals. A short-term impact on the environment is one which occurs in a relatively brief, definite period of time while long-term impacts will endure well into the future.
- (c) Impacts for a project which are individually limited, but cumulatively considerable. A project may impact on two or more separate resources where the impact on each resource is relatively small. If the effect of the total of these impacts on the environment is significant, an EIR must be prepared. This mandatory finding of significance does not apply to two or more separate projects where the impact of each is insignificant.
- (d) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

Responsible Agency		Decision Making Body	
Project Title			
Project: Millingwood - Use Permit			
Address	City	County	Zip
Stagecoach Station 1000 G. St. Monterey	Monterey	MONTEREY	95904
Contact Person	Area Code	Phone	Ext.
Project: Millingwood	708	782-1271	

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

A Use Permit for a fruit and produce stand and snack bar addition

Project Location:

Time Period Provided for Review:
AUG 30 '73

Address Where Copy of Application is Available

To be filed with County Clerk when no significant effect is found. JUL 27 '73
DATE FILED

4/5/73

3A-1507
File Reference

DECISION NO. 7A-1867
MONTEREY COUNTY ZONING ADMINISTRATOR
STATE OF CALIFORNIA

WHEREAS: The Zoning Administrator of the County of Monterey, State of California, is considering the application for a Conditional Use Permit for the construction of a 100-unit apartment building located at 271 Monterey Blvd., Monterey, California, and

WHEREAS: Said Zoning Administrator has considered the Assessment of Environmental Effect filed by Francis J. [redacted], and

WHEREAS: Said Zoning Administrator has considered the comments of the Planning Department of the County of Monterey,

NOW, THEREFORE, THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY FINDS:

1. (a) That said project will not have the potential to degrade the quality of the environment.
- (b) That said project will have no impact on long term environmental goals.
- (c) That said project will have no cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.
2. That said project will have no significant effect upon the environment.
3. That a duplicate original copy of the attached Negative Declaration be executed and filed with the County Clerk of the County of Monterey.

PASSED AND ADOPTED this _____ day of _____, 19__.

ROBERT SLIMMON, JR.
Zoning Administrator, County of Monterey

COUNTY OF MONTEREY
STATE OF CALIFORNIA

Courthouse, Salinas, Calif.

NOTICE OF DETERMINATION

Responsible Agency _____ Decision Making Body _____

County of Monterey _____ Zoning Administrator _____

Project Title _____

Francis Ellingwood - Use Permit

Address _____ City _____ County _____ Zip _____

Stagecoach Station _____ Aromas _____ Monterey _____ 95004

1000 U.S. 101 Hwy _____ Area Code _____ Phone _____ Ext. _____

Contact Person _____

Francis Ellingwood _____ 408 _____ 422-1271

PHYSICAL DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

A Use Permit for a fruit and produce stand and snack bar addition

Project Location City _____ Project Location County _____

North County

Approval _____ Conditional Approval _____ Disapproval _____

AUG 30 1973

X

Rec. in File _____ Date _____

Yes _____ July 27, 1973

Date of Completion _____

YES _____ NO _____ X _____

Extenuating Factors _____

NO _____ X _____

Filed with County Clerk when _____
Application completed on _____

JUL 27 1973

ZA-1507

FILED

File Reference

ZONING NOTICE

OFFICE OF PUBLIC HEARING
(Aromas area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Francis Ellingwood for Use Change in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a fruit and produce stand and snack bar addition on Lot 37A, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway 101,

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date: August 30, 1973

at the hour of 1:40 p.m. in the Supervisor's Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT STEDMON, JR.
Zoning Administrator

For Additional Information Contact:
Monterey County Planning Department
Court House, Salinas, Phone 422-9018

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Aug. 16, 1973

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on Aug. 16, 1973

at Salinas, California.

[Handwritten Signature]

Signature

No.

Notice of Public Hearing

Francis Ellingwood, Aromas, UP

NOTICE OF PUBLIC HEARING
(Aromas area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of Francis Ellingwood for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a fruit and produce stand and snack bar addition on Lot 37A, Carpenteria Rancho, Aromas area, fronting on and easterly of U. S. Highway 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:
August 30, 1973
at the hour of 1:40 p.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
Zoning Administrator

Aug. 16, 1973 (D1758)

PROOF OF PUBLICATION

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: Road Department
FROM: Stan Phillips

DATE: July 13, 1973

We would appreciate your Department's recommendations on the following application prior to July 25, 1973

APPLICANT Francis Ellingwood ZA-1507
TYPE Use Permit REQUEST Fruit & Produce Stand & Snack Bar addition
LOCATION North County

DEPT COMMENTS

DEPT RECOMMENDATIONS

Recommend continuance of this application until the applicant installs a permanent barrier along the balance of frontage on State Highway 101. This pertains to the southerly portion of the property fronting on State Highway 101.

Phillips
SIGNATURE

7-19-73
DATE

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department ✓ Department of Public Works
Division of Highways Water Quality Control Board
Air Pollution Control Board

FROM: _____

DATE: _____

We would appreciate your Department's recommendations on the following application prior to _____.

APPLICANT: _____

TYPE: _____

REQUEST: _____

LOCATION: _____

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

W. Randall

SIGNATURE

DATE

DEPARTMENT OF TRANSPORTATION

P. O. BOX 1, SAN LUIS OBISPO 93406



July 24, 1973

Mr. E. W. De Mars
Director of Planning
Monterey County Planning Department
P.O. Box 1208
Salinas, CA 93901

Attention Mr. Stan Phillips

Dear Mr. De Mars:

The following comments are offered regarding the use permit application for Francis Ellingwood submitted with you letter of July 12, 1973.

Increased use of this property will result in additional conflicting movements and consequent distraction for the drivers in the vicinity of the intersection of U.S. 101 and San Juan Road. This intersection now has a poor record for violation of right-of-way accidents.

We would suggest that to mitigate this condition an auxiliary traffic lane with the proper driveway connections be constructed through this area. The length of this auxiliary lane can be determined after additional study but will probably need to be about 800' in length.

Access is controlled through this area and it appears that the driveways to be provided do not conform with this access restriction. Our records indicate that the northerly access is 30', in lieu of the 40' shown, and begins at the property line. Restricting this driveway opening to 30' will require some re-design to allow greater maneuvering space on the property, and may result in the loss of a small number of the indicated parking spaces. There is insufficient information

available at this moment to determine if the other 40' driveway located near the middle of the property is indicated in the proper location. We are obtaining additional records and should be able to determine within a few days what the legal access to this property is.

I appreciate the opportunity to comment on this application. Should you have additional questions, please contact me.

Sincerely,

Henry O. Case

Henry O. Case
Dist. City & Co. Proj. Engr.

6. Francis Ellingwood - Aromas area - fruit and produce stand and snack bar addition. (ZA-1507)

This being the time and place set for hearing to consider the application of Francis Ellingwood for a Use Permit which would allow the establishment of a fruit and produce stand and snack bar addition on Lot 37A, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway 101.

The hearing officer opened the hearing and stated that the property is located in a "C-2-P" or General-Commercial District which allows the requested uses with the securing of a Use Permit.

There is presently an existing big red barn on the property which is used as an indoor flea market. There is also an existing wine tasting room, snack bar, and a mobile home on the property which is used for residential purposes. The applicant now wishes to make an addition to his existing snack bar by adding a patio eating area and to establish a fruit and produce stand operation in a mobile home, to be located next to the barn. Access to the property is made from U. S. Highway 101.

This matter was referred to the Monterey County Department of Public Works who recommended that the matter be continued until the applicant installs a permanent barrier along the balance of the property on State Highway 101, which is the southerly portion of the property.

This matter was also referred to the Monterey County Health Department who recommended one condition.

This matter was also referred to the State Department of Transportation who commented that increased use of the property in question will result in additional conflicting movements and delays near the intersection of U. S. Highway 101 and San Juan Road and questioned the proposed driveways. They also suggested that an auxiliary traffic lane with proper driveway connections be constructed through this area.

The applicant appeared on his own behalf and stated that there will be a permanent barrier between the existing signs on his property fronting on U. S. Highway 101, as the State put up the barrier next to the southern driveway and the other portion of the property is behind a drainage ditch. He also stated that the northern entrance is located approximately 100 feet from the north property line created by the State and he can put up more barriers if necessary. He further stated that he has received his license from the Health Department to operate the requested stand, however, he is eliminating the snack bar addition for the time being and is changing the location of the produce stand within the required setback area.

Mr. Herb Nashua, representing the County Department of Public Works, appeared and inquired about an additional driveway.

10-1-73
10/1/73

444

The applicant stated that there is an existing 20 foot driveway on the rear portion of the subject property for the mobile home used as a residential unit; however, the Department of Transportation does not want it used. Mr. Ellingwood stated that he does not wish to close that access.

Mr. Naslund reappeared and stated that they would want a barrier placed between the parking area and the driveway and the fence should run east and west.

The Zoning Administrator stated that a Negative Declaration has been filed on the project and noted that objections to the filing were received.

The hearing was closed.

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c. of the City of St. Paul Zoning Ordinance No. 911, do apply to the subject property; therefore, it is the decision of the Zoning Administrator to grant the Use Permit, subject to the following conditions:

- (1) That the plans for the produce stand be submitted to the Health Department for approval prior to construction.
- (2) That the most southerly access to the property be used only by the individual mobile home and that a fence be erected to prohibit the access from being used by the commercial development; or the access opening be closed by a physical barrier.
- (3) That this permit expire on March 30, 1977.

8/15/73, J. W. M.
11/4/73

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-1507D

In the matter of the application of

FINDINGS AND DECISION

Francis Ellingwood

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: the establishment of a fruit and produce stand and snack bar addition on Lot 37A, Carpenteria Rancho, Aromas area,

came on regularly for hearing before the Zoning Administrator on August 30, 1973.

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

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) That the plans for the produce stand be submitted to the Health Department for approval prior to construction.
- (2) That the most southerly access to the property be used only by the individual mobile home and that a fence be erected to prohibit the access from being used by the commercial development; or the access opening be closed by a physical barrier.
- (3) That this permit expire on March 30, 1977.

PASSED AND ADOPTED this 30th day of August, 1973.

ROBERT SLIMMON, JR.
Zoning Administrator, County of Monterey

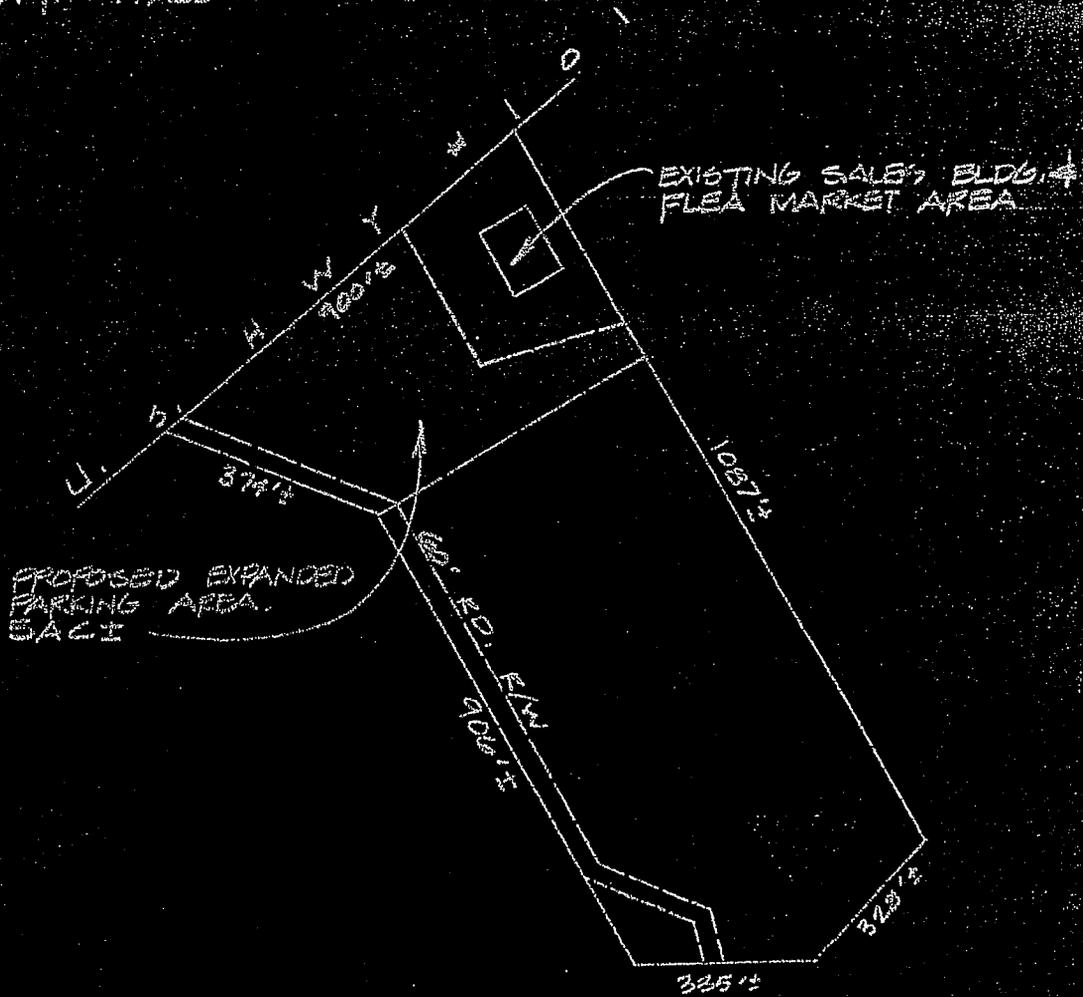
Copy of this decision was mailed to the applicant on September 6, 1973.

ZA-2449

USE PERMIT

FARKING LOT C-2-P

LOCATION:
FOR LOT 37 & LOT 38
CARPENTERIA RS. 19 AC



ELLINGWOOD

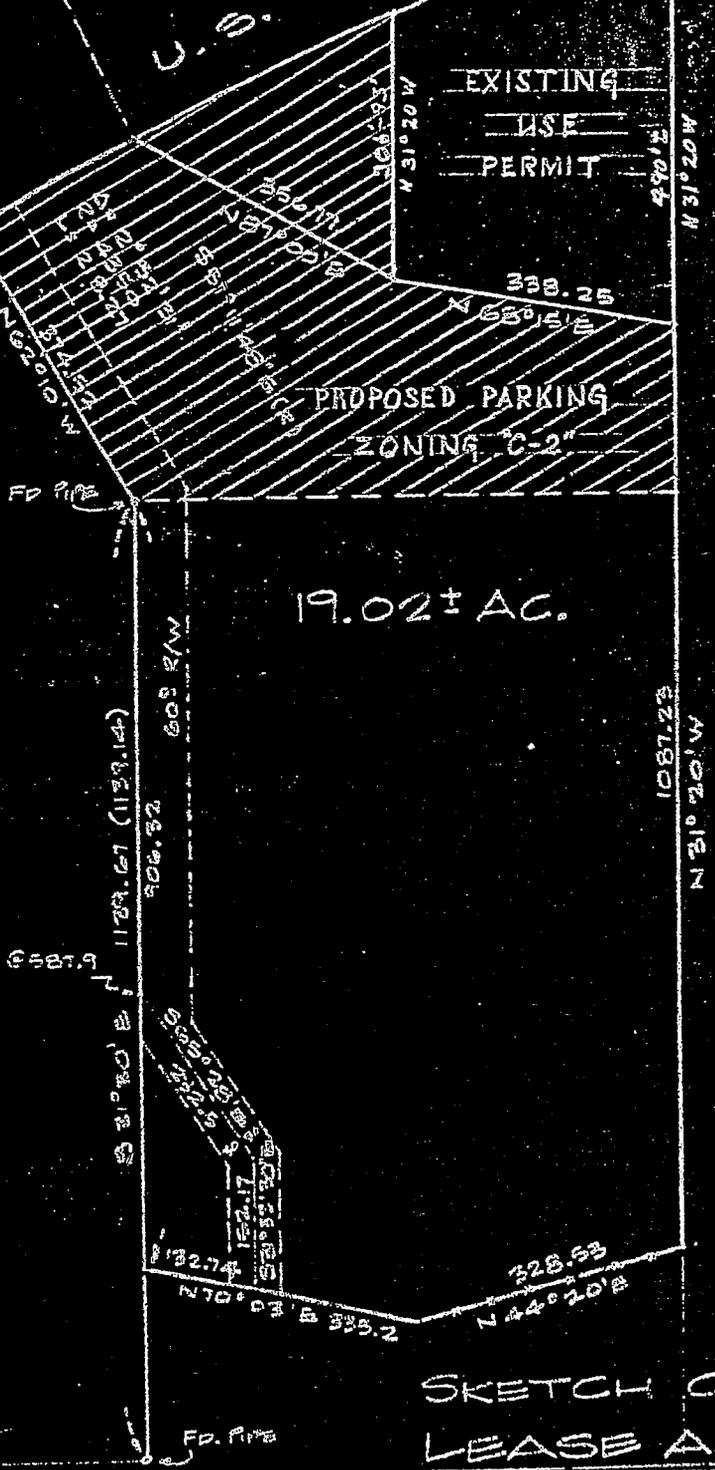
EXHIBIT "D"

U.S. 101

EXISTING
USE
PERMIT

PROPOSED PARKING
ZONING "C-2"

19.02± AC.



SCALE
1" = 200'

SKETCH OF
LEASE AREA

APPLICATION FOR USE PERMIT

The undersigned hereby applies for a Use Permit, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and states as follows:

- 1. That FRANCIS A. ELLINGWOOD and FRANCES M. ELLINGWOOD *W. P. Vosler* is or are the owner(s) of certain real property located in Monterey County, California, more particularly described as follows:

Northern part of said County, East of Hwy 101 and opposite
Watsonville - San Juan Road, site of the Big Red Barn and
that property lying South and East. 103

Assessor's Parcel No.: 141-013-05, 141-013-04 and part of 141-013-8 under
lease-purchase agreement.

- 2. That said real property is located in a C-2-P Zoning District.
- 3. That I request a Use Permit to allow the establishment of the following property use:

Parking

- 4. That I submit the following statements, plans and documents to show why the Use Permit should be issued:

During peak periods, the existing space available is not adequate
to park the number of cars coming onto the property--plans attached.

- 5. All notices and correspondence pertaining to this application should be mailed to:

Name: F. A. or F. M Ellingwood

Address: 1000 Hwy 101 City: Aromas, 95004

Phone No.: 422-1271 Dated: _____, 19__

I certify under penalty of perjury that the foregoing is true and correct. Subscribed at

Salinas, California, this 3 day of July, 1975.

OWNER: Francis A. Ellingwood

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her or their behalf, and that I have read said application and that it is true and correct.

Dated: July 3, 75, at Salinas, California.

FEE: \$25.00 AGENT: _____

RECEIPT NO. 34001

for lot 57 of lot 24
 Carpenter's R's
 ck

2A-2449

- | | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 13. Is the site not physically suitable for the proposed density of development? | — | ✓ |
| 14. Will the design of the project or the type of improvement be likely to cause serious public health problems? | — | ✓ |
| 15. Could the project result in a change in the quality of any portion of the region's air or water resources? (Should note surface water, ground water, off shore water) | — | ✓ |
| 16. Could the project change existing features of any of the region's lagoons, bays, or tidelands? | — | ✓ |
| 17. Could the project change existing features of any of the region's beaches? | — | ✓ |
| 18. Will the project require a variance from established environmental standards (air, water, noise, etc.) and/or adopted plans? | — | ✓ |

Section 2

- | | | |
|---|---|---|
| 1. Could the project change permitted uses of the project area? (See Notes) | — | ✓ |
| 2. Could the project affect the use of a recreational area or an area of important esthetic value? | — | ✓ |
| 3. Are any of the natural or man-made features in the project area unique, that is not found in other parts of the County? (See Notes) | — | ✓ |
| 4. Could the project change existing features of any of the region's mountainous areas? | — | ✓ |
| 5. Could the project serve to encourage development of presently undeveloped areas or intensify development of already developed areas? (See Notes) | — | ✓ |
| 6. Could the project affect the functioning of an established community? (See Notes) | — | ✓ |
| 7. Could the project result in the displacement of community residents? | — | ✓ |
| 8. Will the project require certification, authorization or issuance of a permit by any local, State or Federal environmental control agency? (See Notes) | — | ✓ |
| 9. Could the project materially increase traffic circulation on existing county roads? | — | ✓ |

- | | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| 10. Will the project involve construction of facilities on a cross slope of 30% or greater? | --- | ✓ |
| 11. Will the project require overburden or fill material to be deposited on cross slopes of 30% or greater? | --- | ✓ |
| 12. Could the project increase drainage or surface runoff to cause damage to adjoining property? | --- | ✓ |
| 13. Could the project interfere with or disrupt electrical or electronic signals? | --- | ✓ |
| 14. Will the project create a detrimental visual effect? | --- | ✓ |
| 15. Will the project involve the removal of trees? | --- | ✓ |
| 16. Could the project result in the generation of noise other than during construction? | --- | ✓ |
| 17. Could the project result in the generation of dust other than during construction? <i>SOME DUST DUE TO AUTO TRAFFIC.</i> | ✓ | --- |
| 18. Will the project involve the burning of brush or trees? | --- | ✓ |

Section 3

1. Will over 300 cubic yards of cut or fill material be moved? ---
2. If yes, indicate amount and submit preliminary grading plan. ---

ZA-2449

GUIDELINES FOR
ENVIRONMENTAL ASSESSMENT

I. Background Information

1. Give a brief description of the proposed project.

To INCREASE PARKING AREA.

2. Describe the project area, including distinguishing natural and man-made characteristics.

THE AREA IS SOUTH AND EAST OF THE BIG RED BARN LOCATED ON THE EASTERLY SIDE OF US HWY. 101 IN NORTHERN MONTEREY COUNTY. THE SITE IS BEING USED FOR WINE TASTING, ANTIQUE SHOPS AND FLEA MARKET BUILDINGS. BIG RED BARN, WINE TASTING ROOM, RESTROOMS, MOBILE HOME, AND SNACK BAR.

NATURAL CHARACTERISTICS: FLAT LAND IN THE FOOTHILLS OF NORTHERN MONTEREY COUNTY WITH A SMALL CREEK DISPOSING OF WINTER WATER RUNOFF.

To properly evaluate this assessment a contour map may be required.

II. Assessment of Environmental Effect.

Answer the following questions by placing a check in the appropriate space. (See Notes and General Instructions on pp. 8 and 9)

Section 1

	<u>Yes</u>	<u>No</u>
1. Could the project significantly affect fish, wild-life or plant life?	___	<input checked="" type="checkbox"/>
2. Could the project significantly affect historical or archaeological site or its setting? (See Notes)	___	<input checked="" type="checkbox"/>
3. Does the project area serve as a habitat, food source, nesting place, source of water, etc. for rare or endangered wildlife or fish species?	___	<input checked="" type="checkbox"/>
4. Are there any rare or endangered plant species in the project area?	___	<input checked="" type="checkbox"/>
5. Will the project involve the application, use or disposal of potentially hazardous materials? (See Notes)	___	<input checked="" type="checkbox"/>
6. Will the project involve construction of facilities in a flood plain?	___	<input checked="" type="checkbox"/>
7. Will the project involve construction of facilities in the area of an active fault?	___	<input checked="" type="checkbox"/>
8. Will the project involve construction of facilities in a slide area or where other unstable conditions prevail?	___	<input checked="" type="checkbox"/>
9. Could the project result in the loss of agricultural lands or the loss of use of agricultural lands?	___	<input checked="" type="checkbox"/>
10. Could the project significantly affect the potential use or extraction of a natural resource? (See Notes)	___	<input checked="" type="checkbox"/>
11. Is the design or improvement of the proposed project inconsistent with applicable general and specific plans?	___	<input checked="" type="checkbox"/>
12. Is the site not physically suitable for the type of development?	___	<input checked="" type="checkbox"/>

2A-2449

ASSESSMENT OF ENVIRONMENTAL EFFECT

Unless otherwise exempted or determined to be a ministerial project, all applicants for activities requiring permits for but not limited to: Subdivisions, Minor Subdivisions, Zoning Reclassifications, Use Permits, Special Permits, Variances, Building Permits, Grading Permits, and Health Department Permits shall complete the following questionnaire:

Project Identification or name: STAGECOACH STATION
(BIG RED BARN)

Owner Name, Address and Phone Number: FRANCIS A. & FRANCES M. ELLINGWOOD
1000 HWY 101
AROMAS - 95004
422-1271

Property Description:

~~APPLICANT~~ LOCATED IN THE NORTHERN PART OF MONTEREY COUNTY, EAST OF HWY. 101 AND OPPOSITE WATSONVILLE - SAN JUAN ROAD. SITE OF THE BIG RED BARN AND THAT PROPERTY LYING SOUTH AND EAST. ASSESSOR PARCEL NUMBERS: 141-013-04, 141-013-05, AND PART OF 141-013-08 UNDER LEASE PURCHASE AGREEMENT.

It is agreed and understood by the applicant that no liability is assumed or incurred by the County of Monterey, its officers, or employees to anyone, by reason of any determination concerning the effect of this project on the environment.

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to execute this form and that the attached statements are true and correct.

Subscribed at SALINAS, California, this _____ day of

_____, 1975. FRANCIS A. & FRANCES M. ELLINGWOOD

Applicant
Francis A. Ellingwood

Applicant (print or type name)

Address: 1000 HWY 101 - AROMAS

Date of Filing: 6-19-75

Phone: 422-1271

Staff notation only

FILE NO. 2A-2449

ENVIRONMENTAL ASSESSMENT

(General Instructions)

The attached form is to assist in determining whether a proposed project could have significant environmental effects. The form consists of the following sections:

I. Background Information

Give a general description of the project and its setting.

II. Assessment of Environmental Effects

Respond to a series of yes-no questions. A "yes" answer will mean that the project could have significant environmental effects.

III. Statement of No Significant Environmental Effects

If you answer "yes" to any of the questions in Section 1 or to 3 or more of the questions in Section 2, but still think the project will have no significant environmental effects, please explain.

NOTE: Final evaluation will be by staff. The significant effects on the environment include but are not necessarily limited to the items checked "yes" on this Environmental Assessment.

2A-249

ASSESSMENT OF ENVIRONMENTAL EFFECT

Project: FRANCIS A. ELLINGWOOD

Staff Determination

I have reviewed statements and find that:

- The project will not have a significant effect on the environment.
- The project may have a significant effect on the environment for the following reasons:

- The project will not have a significant effect on the environment even though one or more "yes" answers were made in Sec. 1 of the questionnaire, or 3 or more "yes" answers were made in Sec. 2 of the questionnaire, because of the following extenuating factors:

Date: July 10, 1975

Signed: Michael E. Stays
Title: Senior Planner

Reviewed by the _____ (Decision Making Body) on _____ and found to have no significant effect on the environment. Negative Declaration Filed - Date:

Signed: _____
Title: _____

It having been found that this project may have a significant effect on the environment, an Environmental Impact Report shall be prepared as required by Public Resources Code Section 21100.

Date: _____
Signed: _____
Title: _____

5/17/73

File No. 2A-2449

56

ADVISORY COMMITTEE ACTION

PLANNING DEPARTMENT
MONTEREY COUNTY

TO: Aromas-Hall-Pajaro Advisory Committee

FROM: Dale Ellis, Planning Technician II

DATE: July 10, 1975

We would appreciate your Committee's recommendations on the following application
prior to 7/31/75.

APPLICANT: Francis Ellingwood ZA-2449

TYPE: Use Permit REQUEST: parking lot

RECOMMENDATION: APPROVAL

COMPLETE REASONS: Additional parking is necessary to keep cars
from parking alongside the highway or creating traffic conjection

MEMBERS VOTING FOR: 4

MEMBERS VOTING AGAINST: 0

ABSENT: 3

Charlene Gray Aromas-Hall-Pajaro Advisory Committee
Secretary
SIGNATURE

7/29/75
DATE

FILE COPY
DO NOT REMOVE

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department ✓ Department of Public Works
Division of Highways Water Quality Control Board
Air Pollution Control Board

FROM: Dale Ellis, Planning Technician II

DATE: July 10, 1975

We would appreciate your Department's recommendations on the following application prior to 7/31/75.

APPLICANT: Francis Ellingwood ZA-2449

TYPE: Use Permit

REQUEST: parking lot

LOCATION: Aromas 101 & San Juan

DEPARTMENT COMMENTS:

none

DEPARTMENT RECOMMENDATIONS:

none



W.R. Randall
SIGNATURE

7-23-75
DATE

Mon-101 PM 101.1

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department / Department of Public Works
Division of Highways / Water Quality Control Board
Air Pollution Control Board

FROM: Ed. Ellis Planning Technician II

DATE: July 24, 1975

We would appreciate your Department's recommendations on the following application prior to _____.

APPLICANT: _____

TYPE: _____

REQUEST: _____

LOCATION: _____

DEPARTMENT COMMENTS:

Only access to Route 101 will be at two recorded access openings. The 20', northerly access point, within the area of the Use-Permit Application, will have no access from the southbound lanes.

DEPARTMENT RECOMMENDATIONS:



Ed. Ellis
SIGNATURE

7-28-75
DATE

59

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department Department of Public Works
Department of Transportation Water Quality Control Board
Air Pollution Control Board

FROM: Dale Ellis, Planning Technician II

DATE: July 10, 1975

We would appreciate your Department's recommendations on the following application prior to 7/31/75.

APPLICANT: Francis Ellingwood ZA-2449

TYPE: Use Permit

REQUEST: parking lot

LOCATION: Aromas

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

1. That the parking area be mud free and dust free.
2. That the northerly portion of the 60' right of way be fenced to prohibit use of the parking lot subject to the approval of County Surveyor.

SIGNATURE



DATE

8/27/75

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department
Division of Highways
Air Pollution Control Board

Department of Public Works
Water Quality Control Board

FROM: [Redacted] Planning Technician II

DATE: July 10, 1975

We would appreciate your Department's recommendations on the following application prior to 7/31/75.

APPLICANT: Francis Ellingwood 7A-144

TYPE: Use Permit

REQUEST: parking lot

LOCATION: Lot 1

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

1. That the parking area be mud free and dust free.



[Signature]
SIGNATURE

7-17-75
DATE

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APPLICANT:

1. FRANCIS ELLINGWOOD (ZA-2449)

Property Description:

Portion of Lot 37 and Lot 24, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway No. 101.

Assessor's Parcel No.:

141-013-05, 04, and part of 08.

Requested Use:

Parking lot.

Recommendations:

Aromas/Hall/Pajaro Advisory Committee recommended approval.

State Division of Highways commented.

Department of Public Works recommended two conditions.

Appearances:

The applicant appeared on his own behalf, and stated that he is purchasing the property from Mr. Vossler, and that said property is in the stage of division; however, this application is for only five acres of land.

Discussion:

The property is located in a "C-2" or General Commercial District. There is presently an existing flea market on the property. Said parcel fronts on U.S. Highway No. 101. The applicant is requesting an expansion of the parking area, to accommodate visitors of the flea market.

The Zoning Administrator stated that a Negative Declaration had been filed on the project, and noted that no objections to the filing were received.

Action:

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c of the Monterey County Zoning Ordinance No. 911 do apply to the subject property. Use Permit granted, subject to the following conditions:

1. That the parking area be mud free and dust free.
2. That the northerly portion of the 60' right of way be fenced to prohibit use of the parking lot, subject to the approval of the County Surveyor.

Pages 6 & 7
August 28, 1975
Vicki



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APPLICANT:

1. FRANCIS ELLINGWOOD (ZA-2449)

Property Description:

Portion of Lot 37 and Lot 24, Carpenteria Rancho, Aromas area, fronting on and easterly of U. S. Highway No. 101.

Assessor's Parcel Nos.:

141-013-05, 141-013-04 & part of 141-013-8

Requested Use:

Parking lot.

Appearances:

None.

Discussion:

The Planning Staff has reviewed the application, and has recommended that a Negative Declaration be filed.

The property is located in a "C-2" or General Commercial District. There is presently an existing flea market on the property known as the Big Red Barn, which was formally used as a hay barn.

Action:

It was the decision of the Zoning Administrator that the project will have no significant effect on the environment, that a Negative Declaration be filed, and that the matter be set for public hearing for August 28, 1975.

FILE COPY
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Page 8
July 31, 1975
Rishi

COUNTY OF MONTEREY
STATE OF CALIFORNIA

NOTICE OF DETERMINATION

RESPONSIBLE AGENCY		DECISION MAKING BODY	
County of Monterey		Zoning Administrator	
PROJECT TITLE			
Francis A. Ellingwood			
ADDRESS	CITY	COUNTY	ZIP
1000 Highway 101	Aromas	Monterey	95004
CONTACT PERSON	AREA CODE	PHONE	EXT.
Michael E. Hays, Senior Planner	408	422-9018	
PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES			

Use permit for portion of Lot 37 and Lot 24, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway 101, for parking lot.

PROJECT LOCATION			
Aromas			
DATE:	APPROVAL	CONDITIONAL APPROVAL	DISAPPROVAL
August 28, 1975		X	
NEGATIVE DECLARATION FILED:		DATE	
YES X	NO	August 1, 1975	
EIR PREPARED		NOTICE OF COMPLETION FILED	
YES	NO X	DRAFT	HEARING
SIGNIFICANT EFFECT:		EXTENUATING FACTORS	
YES	NO X		

TO BE FILED WITH COUNTY CLERK

2A-2449
FILE REFERENCE
SEP 3 1975
DATE FILED

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DECISION NO. ZA-2449
MONTEREY COUNTY ZONING ADMINISTRATOR
STATE OF CALIFORNIA

WHEREAS: The Zoning Administrator of the County of Monterey, State of California, is considering the Use Permit application for FRANCIS ELLINGWOOD to allow a parking lot on portion of Lot 37 and Lot 24, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway No. 101

, and
WHEREAS: Said Zoning Administrator has considered the Assessment of Environmental Effect filed by FRANCIS ELLINGWOOD, and

WHEREAS: Said Zoning Administrator has considered the comments of the Planning Department of the County of Monterey,

NOW, THEREFORE, THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY FINDS:

1. (a) That said project will not have the potential to degrade the quality of the environment.
- (b) That said project will have no impact on long term environmental goals.
- (c) That said project will have no cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.
2. That said project will have no significant effect upon the environment.
3. That a duplicate original copy of the attached Negative Declaration be executed and filed with the County Clerk of the County of Monterey.

PASSED & ADOPTED this 31st day of July, 1975.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR, COUNTY OF MONTEREY

COUNTY OF MONTEREY
STATE OF CALIFORNIA

NEGATIVE DECLARATION

RESPONSIBLE AGENCY		DECISION MAKING BODY	
COUNTY OF MONTEREY		Zoning Administrator	
PROJECT TITLE			
Francis A. Ellingwood			
ADDRESS	CITY	COUNTY	ZIP
1000 Highway 101	Aromas	Monterey	95004
CONTACT PERSON	AREA CODE	PHONE	EXT.
Michael E. Hays, Senior Planner	408	422-9018	

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- (a) That said project will not have the potential to de-grade the quality of the environment.
- (b) That said project will have no impact on long term environmental goals.
- (c) That said project will have no cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

Use permit for portion of Lot 37 and Lot 24, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway 101, for parking lot.

PROJECT LOCATION: Aromas	TIME PERIOD PROVIDED FOR REVIEW: AUG 14 '75
ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY IS AVAILABLE.	
<input checked="" type="checkbox"/> Monterey County Planning Department <input type="checkbox"/> Monterey County Department of Building Inspection P. O. Box 1208 Courthouse, Salinas, California 93901	

TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND.

AUG 1 '75

DATE FILED

ZA-2449

FILE REFERENCE

2/4/74

NO. ZA-2449D

AP # 141-013-05,04, &
Portion 08

FINDINGS AND DECISION

In the matter of the application of
FRANCIS HLLINGWOOD

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: a parking lot on portion of lot 37 and lot 24, Carpenteria Rancho, Arenas area, fronting on and easterly of U.S. Highway No. 101,

came on regularly for hearing before the Zoning Administrator on August 28, 1975.

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

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. That the parking area be mud free and dust free.
2. That the northerly portion of the 60' right of way be fenced to prohibit use of the parking lot subject to the approval of the County Surveyor.



PASSED AND ADOPTED this 28th day of August, 1975.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

Copy of this decision was mailed to the applicant on September 2, 1975.

vat

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HEARING

MONTEREY
COUNTY



PLANNING
DEPARTMENT

ZONING NOTICE

NOTICE OF PUBLIC HEARING

(AROMAS AREA)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of FRANCIS ELLINGWOOD (ZA-2449) for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a parking lot on portion of Lot 37 and Lot 24, Carpentaria Rancho, Aromas area, fronting on and easterly of U.S. Highway No. 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

AUGUST 28, 1975

at the hour of 1:45 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

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Posted
8-12-75
R/S

For Additional Information Contact:

Monterey County Planning Department
Courthouse, Salinas, Phone 422-9015

8/7/75
vat

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STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Aug. 13, 1975

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on Aug. 13, 1975 of Salinas, California.

[Signature] Signature

No. _____

Francis Ellingwood, Aromas, UP

ZONING NOTICE

NOTICE OF PUBLIC HEARING (Aromas Area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of FRANCIS ELLINGWOOD (ZA-2449) for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a parking lot on portion of Lot 37 and Lot 24, Carpenteria Rancho, Aromas area, fronting on and easterly of U.S. Highway No. 101.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date: August 28, 1975 at the hour of 1:45 p.m., in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

Robert Slimmon, Jr. Zoning Administrator

Aug. 13, 1975 (E885)

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PROOF OF PUBLICATION

69

IN THE SUPERIOR COURT of the STATE OF CALIFORNIA
in and for the County of Santa Cruz
CERTIFICATE OF PUBLICATION

No. _____

STATE OF CALIFORNIA }
 COUNTY OF SANTA CRUZ } ss

I, James D. Broedlow
 hereby certify that the Watsonville Register-Patriot
 is a newspaper of general circulation within
 the provisions of the Government Code of the State
 of California, printed and published in the City of
 Watsonville, County of Santa Cruz, State of Califor-
 nia; that I am the principal clerk of the printer of
 said newspaper; that the

Notice of Public Hearing

of which the annexed clipping is a true printed copy
 was published in said newspaper on the following
 dates, to wit:

August 18

I certify under penalty of perjury that the foregoing
 is true and correct, at Watsonville, California, on

the 18th day
 of August, 1975

James D. Broedlow
 (Signature)

(Above space for filing stamp)

ZONING NOTICE
NOTICE OF PUBLIC HEARING
(AROMAS AREA)
NOTICE IS HEREBY GIVEN
 that the Zoning Administrator of
 the County of Monterey, State of
 California, will hold a public
 hearing on the application of
FRANCIS ELLINGWOOD (ZA-
2449) for a Use Permit in ac-
 cordance with Section 32 of Or-
 dinance No. 21, the Zoning Or-
 dinance of the County of Mon-
 terey, which would allow a park-
 ing lot on portion of Lot 37 and
 Lot 24, Carpenteria Rancho,
 Aromas area, fronting on and
 easterly of U.S. Highway No.
 101.
NOTICE IS HEREBY FUR-
THER GIVEN that said hearing
 will be held on the following
 date:
 August 28, 1975 at the hour of
 1:45 p.m. in the Supervisors'
 Chambers, Courthouse, Salinas,
 California, at which time and
 place any and all interested per-
 sons may appear and be heard
 thereon.
ROBERT SLIMMON, JR.,
 Zoning Administrator
 4768 - AUG. 18.

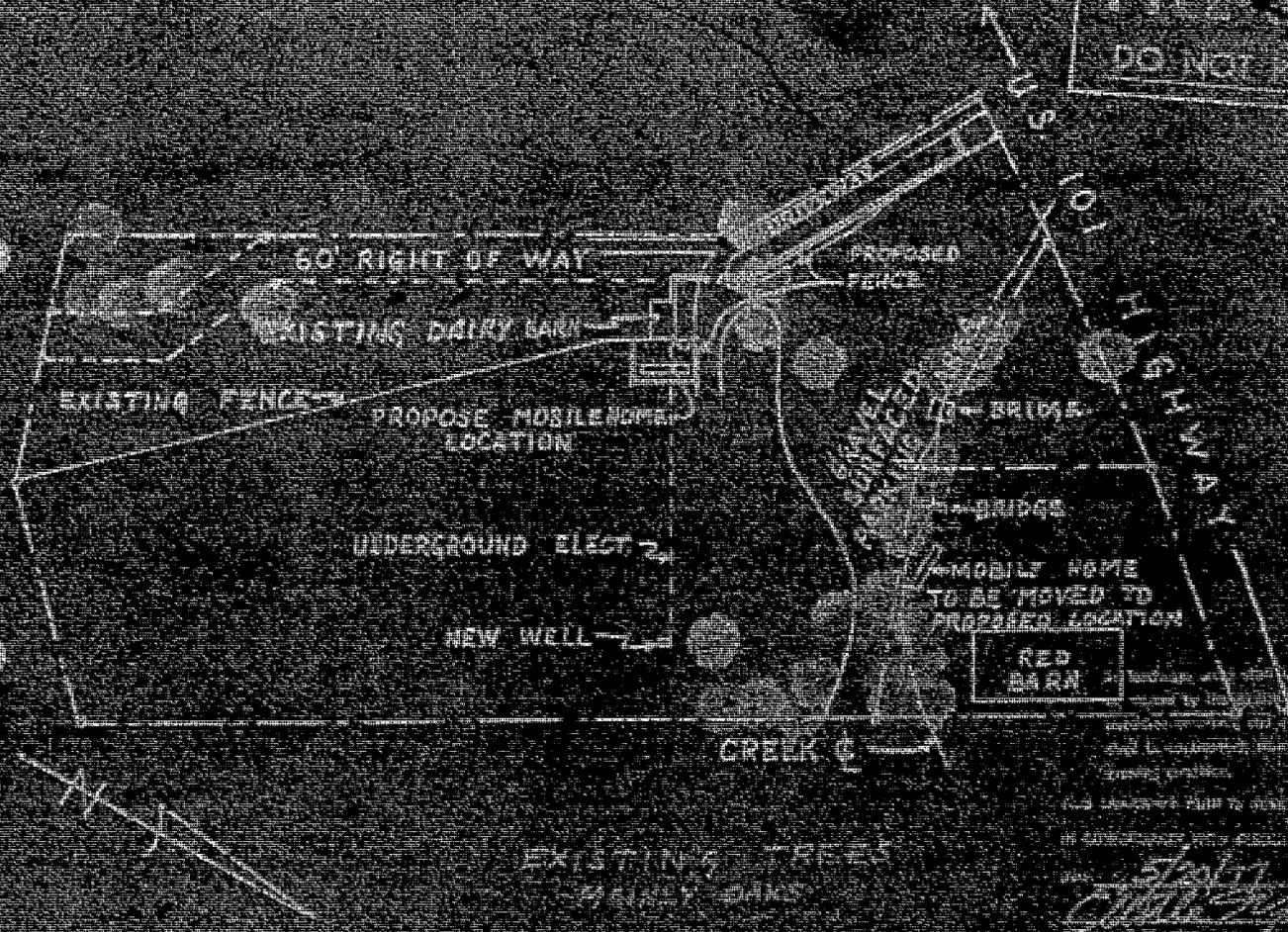
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SITE PLAN - MOBILE HOME & FENCE

F.A. & F.M. ELLINWOOD - OWNERS

SCALE : 1" = 200'

FILED
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RED BARN

Hand-drawn site plan showing property boundaries, existing and proposed fences, a mobile home location, a red barn, a well, and utility lines. The plan includes a scale of 1" = 200' and a title block with the name 'F.A. & F.M. ELLINWOOD - OWNERS'. The plan is dated 1/24/63 and includes a signature.

ROBERT ELLIWOOD, JR.
COUNTY ADMINISTRATOR



STATE OF CALIFORNIA
COUNTY OF MONTEREY

APPLICATION FOR USE PERMIT

The undersigned hereby applies for a Use Permit, in accordance with Section 52 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and states as follows:

1. That FRANCIS A. & FRANCES M. ELLINGWOOD is or are the owner(s) of certain real property located in Monterey County, California, more particularly described as follows:

NORTHERN PART OF SAID COUNTY, EAST OF HWY 101 AND OPPOSITE WATSONVILLE - SAN JUAN RD. SITE OF THE BIG RED BARN AND THAT PROPERTY LYING SOUTH AND EAST.

Assessor's Parcel No.: 141-013-05, 141-013-04 AND 141-013-11

2. That said real property is located in a C-2-B AND M-1-A-C-M zoning District.

3. That I request a Use Permit to allow the establishment of the following property use:

MOBILE HOME SITE

4. That I submit the following statements, plans and documents to show why the Use Permit should be issued:

NO REQUEST PERMISSION TO MOVE MOBILE HOME FROM EXISTING LOCATION OF SALES AREA IN C-2-B ZONE TO PROPOSED LOCATION IN M-1-A-C-M ZONE

5. All notices and correspondence pertaining to this application should be mailed to:

Name: AL ELLINGWOOD

Address: 1800 HWY 101 City: ARMAS 95004

Phone No.: 422-1371 Dated: JULY 5 1976

I certify under penalty of perjury that the foregoing is true and correct. Subscribed at ARMAS, California, this 5th day of JULY, 1976

OWNER: [Signature]

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her or their behalf, and that I have read said application and that it is true and correct.

Dated: _____ at _____, California.

Fees: 725 AGENT: _____

RECEIPT NO. 40123

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ASSESSMENT OF ENVIRONMENTAL EFFECT
(INITIAL STUDY)

NOTE: Section to be filled out by the Applicant.

I. PROJECT IDENTIFICATION

1. Project Identification or name: *St. George's Station*

2. Applicant name, address and telephone number of person to be contacted concerning this project:

Francis A. Cunningham

1320 Hill St.

Albany, Calif. 94712-21

3. Type of modification:

CCR PERMIT

II. DESCRIPTION OF THE TRACT

1. Briefly describe the location of the property:

*NORTHERN GENTLEBY COUNTY EAST OF U.S. 101 HWY
ADJACENT CATARVILLE - AN OLD RA*

2. Assessor's parcel number: *191-019-04, 191-019-05, 191-019-11*

3. Size of the property (acres or square feet): *24 ACRES*

4. Present and past uses of the property: *RA*

FILE COPY
REMOVE

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5. Describe the property including both man-made and natural characteristics.

LARGE RED BARN CONTAINING SHOPS
WINE TASTING ROOM (A SEPARATE BLDG)
SNACK BAR
2 BRID S
1 FARM BARN & DAIRY SHED
1 MOBILE HOME

FLAT LAND NEAR NWSY.
CREEK AT REAR
MILL BEHIND CREEK

6. What are the present uses of the property surrounding the project site?

AGRICULTURE
COMMERCIAL

III. GENERAL DESCRIPTION

1. Give a brief description of the proposed project.

RELOCATE MOBILE HOME

2. How will water be supplied?

BY A WELL

3. How will sewage be disposed?

SEPTIC TANK

4. Will the project result in the removal of trees?
if yes, what kind?

No

5. Will the project require grading of the site.
if yes, amount of material to be moved.

YES - 50 YARDS OR LESS

6. Will the project require the placement of structures, rock or fill on a cross slope of 30% or greater?
No

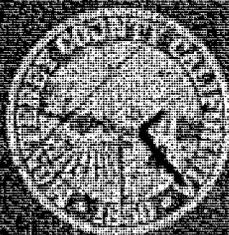
7. Will cuts be made on cross slopes of 30% or greater?
No

8. Will any people be displaced as a result of this project?
None

9. Discuss any mitigation measures that are proposed to possibly reduce impacts on the environment that might result from this project.
N/A

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ROBERT GAYMON, JR.
COUNTY ADMINISTRATOR



STATE OF CALIFORNIA
COUNTY OF MONTEREY

REC. 25-2047
24-2049

APPLICATION FOR USE PERMIT

The undersigned hereby applies for a Use Permit, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and states as follows:

That FRANCIS A. WILLIAMSON and FRANCIS H. WILLIAMSON ^{of}
is or are the owner(s) of certain real property located in Monterey County, California,
more particularly described as follows:

NORTHERN PART OF MONTEREY COUNTY, EAST OF HWY 101 AND APPROXIMATELY
WAYNEVILLE, SAN JUAN ROAD, SITE OF THE BIG RED BANK AND THAT
PROPERTY LYING THERE AND EAST.

Assessor's Parcel No. 101-013-01, 101-013-05 and 101-013-11 ^{of}

That said real property is located in a C-2-R Zoning District.

That I request a Use Permit to allow the ~~use of~~ ^{use of} the following property use:

INDOOR AND OUTDOOR RETAIL SALES OF NEW AND USED MOTORVEHICLES, USED AND
SMALL POOL USE AND HIGH TEASING AND GAMES.

That I submit the following statements, plans and documents to show why the permit should be issued:

WE DESIRE THE COUNTY'S YIELDING TO CONTINUE OUR BUSINESS OPERATIONS
AS WE HAVE IN THE PAST YEARS. WE WILL CONTINUE TO DO OUR BEST TO
IMPROVE OUR SERVICES AND OUR SOCIAL POSTURE.

All notices and correspondence pertaining to this application should be mailed to:

Name: F. A. or F. H. WILLIAMSON

Address: 1000 HWY 101 City: ARMONA

Phone No.: 432-1271 Dated: March 20, 19 77

I certify under penalty of perjury that the foregoing is true and correct. Subscribed at
ARMONA, California, this 20th day of MARCH, 19 77.

OWNER: [Signature]

I certify under penalty of perjury that I am authorized by the owner(s) of the property described above to make this application on his, her or their behalf, and that I have read said application and that it is true and correct.

Dated: _____ at _____, California

AGENT: _____

PERMIT NO. 97705

FILED COPY
DO NOT REMOVE

77

ASSESSMENT OF ENVIRONMENTAL EFFECTS
(INITIAL STUDY)

Z-1-1117

Unless otherwise exempted or determined to be a ministerial project, all applicants for activities requiring permits to, but not limited to, San Joaquin Hills, minor subdivisions, zoning variances, conditional use permits, Special Permits, Variances, Building Permits and Grading Permits shall complete the following questionnaire:

Project Identification or Name:

ESTABLISHMENT STATION
FA Ellingwood and P.M. Ellingwood

Owner Name, Address and Phone Number:

FA Ellingwood and P.M. Ellingwood
1000 Hwy 101
Marina, CA 95557

I, the undersigned and under oath by the applicant that no liability is assumed or incurred by the County of Monterey, its officers, or employees in actions, by reason of any determination concerning the effect of this project on the environment.

I hereby declare under penalty of perjury that I am authorized by the owner(s) of the property described above to execute this form and that the attached statements are true and correct.

Subscribed at Seaside, California, this 21st day of

March, 1977

[Signature]
Applicant's Signature

[Signature]
Applicant (Print or Type Name)

Address: 1000 Hwy 101, Seaside, CA

Phone: 434-3221

Date of Filing: _____

State Location (S)
FILE NO.
NO.

ASSESSMENT OF ENVIRONMENTAL EFFECT
(INITIAL STUDY)

NOTE: Section To Be Filled Out By The Applicant:

I. PROJECT IDENTIFICATION

1. Project identification or name.

STAGE 2 AND 3 DEVELOPMENT

2. Applicant's name, address and telephone number of person to be contacted concerning this project.

*E. J. May and Son, P. O. Box 1000
1000 May St., Arroyo, CA 95024
408-2521*

3. Type of application.

Minor special (Continuation)

II. DESCRIPTION OF THE PROPERTY

1. Briefly describe the location of the property.

*Northern part of Monterey County, back of Hwy 101, adjacent to
Lorenzetti's San Juan Road side of the Big Red Dam and
that property lying south and east.*

2. Taxpayer's Parcel Number.

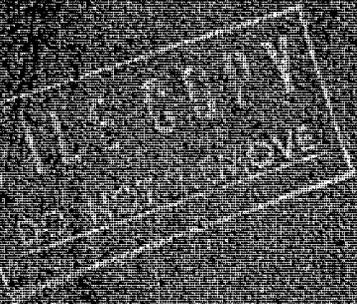
410-01-111-013-25 and 410-01-111

3. Size of the property (acres or square feet).

Approx. 25 acres

4. Present and past uses of the property.

*Indian and outdoor sport area. Former used for swimming,
Bear River, Snake food bar and even tubing and such.*



6. Will the project require the placement of structures, roads or fill on a cross slope of 7% or greater?

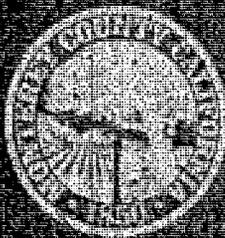
7. Will cuts be made on cross slopes of 7% or greater?

8. Will any people be displaced as a result of this project?
How many?

9. Discuss any mitigation measures that are proposed to possibly reduce impacts on the environment that might result from this project.

FILE COPY
U.S. DEPARTMENT OF
INTERIOR

HERBERT S. LIDGATE, JR.
ZONING ADMINISTRATOR



COUNTY OF MONTEREY
STATE OF CALIFORNIA

NO. 24-3177
AP 5 151-010-04, 05 AND 17
FINDINGS AND DECISION

In the matter of the application of
FRANCIS BILLINGERDOP

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow an outdoor and outdoor as well as indoor swimming pool, hot tub, spa, and deck on the east side of Lot 18 and Lot 57A and Sub B of Lot 226, Corralito, Monterey, California, bounded on the north by U.S. Highway 101

and on regularly for hearing before the Zoning Administrator on April 10, 1977.

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, welfare, and general welfare or persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECISION

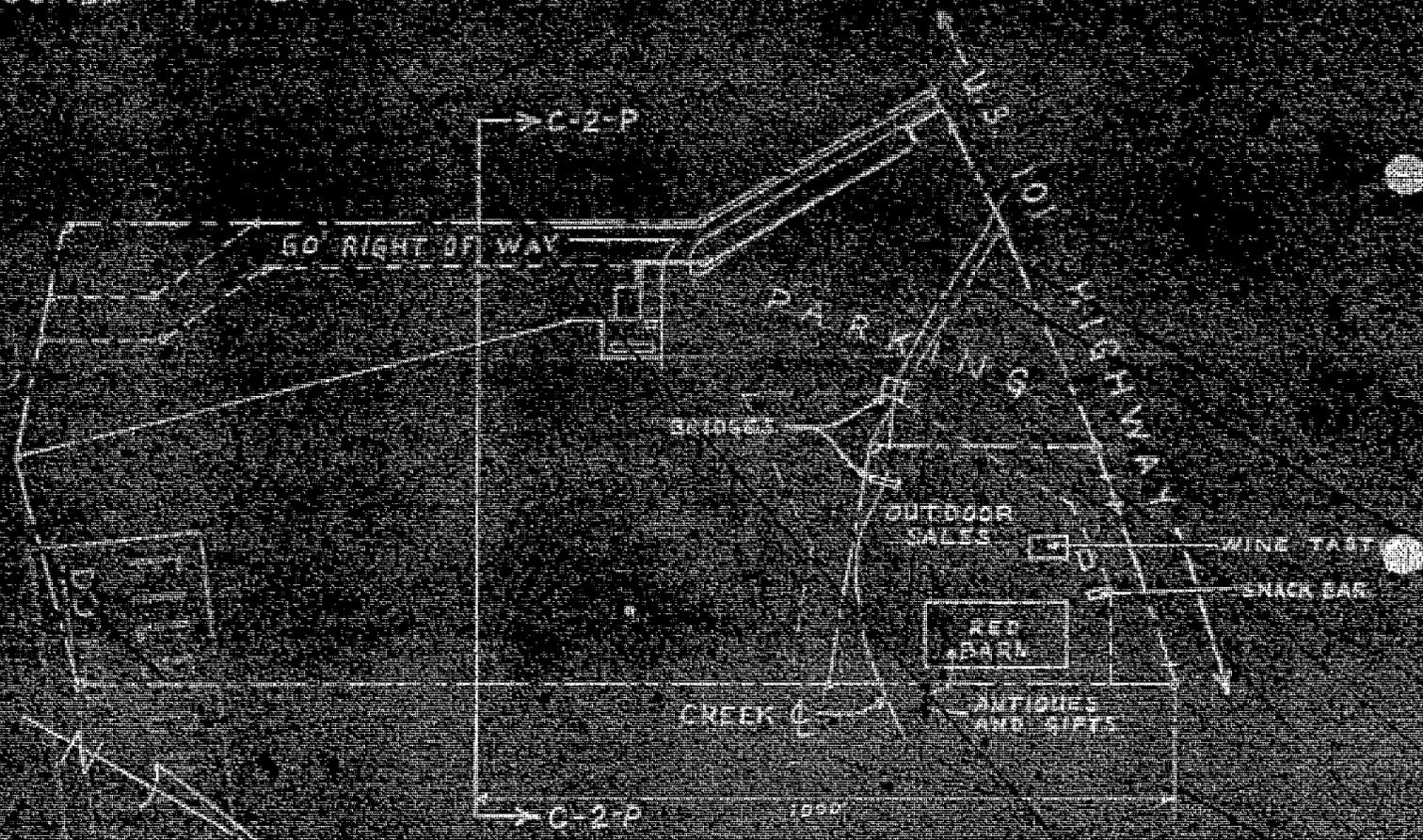
WHEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch.

PASSED AND ADOPTED this 7th day of August, 1977.

81

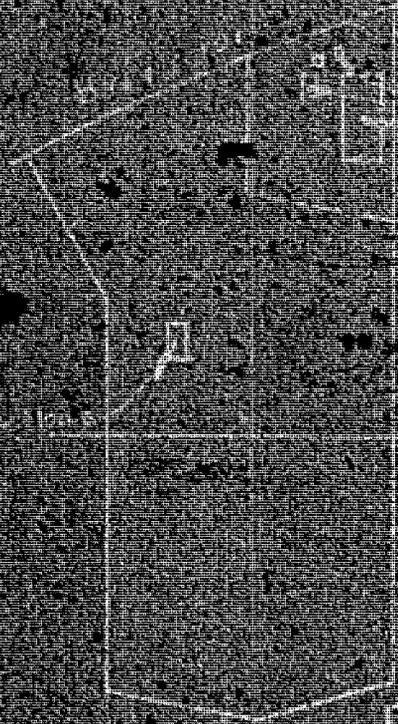
SITE-USE PLAN

RA & PM ELLINGWOOD - OWNERS
SCALE: 1" = 200'



82

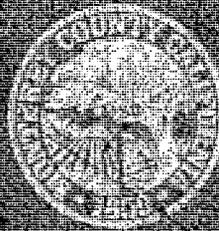
USA PERMIT
ZA-317



FILED
DO NOT
REMOVE

NOTICE OF PUBLIC HEARING

MONTEREY
COUNTY



PLANNING
DEPARTMENT

ZONING NOTICE

NOTICE OF PUBLIC HEARING

(Address Area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on an application of **FRANKIE BISHOP (7A-3737)** for a Use Permit in accordance with Section 13 of Ordinance No. 911, The Zoning Ordinance of the County of Monterey, which would allow *android and outdoor retail sales of new and used merchandise, food bar, snack food bar and wine tasting and sales on a fraction of lot 29 and lot 37A and Sub 3 of lot 73A, Changeliers Ranch, Avenue 100, fronting on and east side of U. S. Highway 101.*

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

April 10, 1973

at the hour of *2:00 p.m.* in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT CLIMMON, JR.
ZONING ADMINISTRATOR

3-24-73
2:45 PM

Handwritten signature or initials

FILE COPY
100-1000000

For Additional Information Contact
MONTEREY COUNTY PLANNING DEPARTMENT
COURTHOUSE, SALINAS, CALIF. 94501

84

PROOF OF PUBLICATION
(CALIF. C.P.)

This space is for Clerk's Filing Stamp

State of California
County of Monterey
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of 18 years, and not a party to or interested in the above entitled matter. I am the Principal Clerk, Publisher of the North County News and Courier, 26 Times and Home Landing Harbor News, a newspaper of general circulation by the Superior Court of the County of Monterey, State of California, and the matter at which the enclosed is a printed copy (not in type not smaller than non-paral) has been published in each copy, and either once or more newspaper and not in any supplement issued on the following dates, to-wit:

March 13, 1977

I certify or declare under penalty of perjury that the foregoing is true and correct.

Executed on _____
C. T. Gillman
at Carmel, California

FILE COPY
DO NOT REMOVE

IN THE SUPERIOR COURT of the STATE OF CALIFORNIA
in and for the County of Santa Cruz

CERTIFICATE OF PUBLICATION

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

(Above space for filing stamp)

James D. Juedlow

being duly and lawfully sworn, deposes and says that he is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of Watsonville, County of Santa Cruz, State of California, and that he is the principal clerk of the printer of said newspaper and the

notice of Public Hearing

of which the enclosed clipping is a true printed copy was published in said newspaper on the following dates to-wit:

April 4

I certify under penalty of perjury that the foregoing is true and correct, at Watsonville, California, on

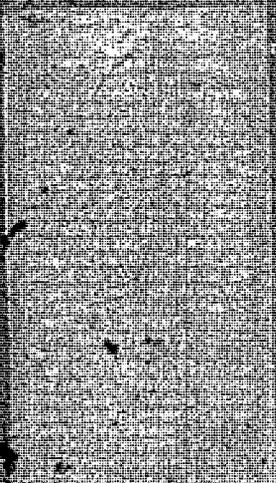
the

day

of

1937

James D. Juedlow
Clerk



THE COPY
FOUND ABOVE

VEHICLE EMISSIONS PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208
SALT LAKE, UT 84102

TO: Health Department ✓
Division of Highways
Air Pollution Control Board

Department of Public Works
Water Quality Control Board

FROM: Trucking Station

DATE: OCT 15, 1977

We would appreciate your Department's recommendations on the following application for a _____

APPLICANT: Trucking Station, 2-8117

TYPE: Use

REQUEST: Station for storage and repair of trucks

located at 2-8117, near 3rd and 4th streets and 1st

LOCATION: above

DEPARTMENT COMMENTS:

None

DEPARTMENT RECOMMENDATIONS:

None

W. B. Randall
SIGNATURE

FILE NO. _____
DATE: 11-11-77
BY: _____

APR 10 1977

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1204 SALINAS, CA 93901

TO: Health Department / Department of Public Works
Division of Highways / Water Quality Control Board
Air Pollution Control Board

FROM: Frances Austin

DATE: April 4, 1977

We will appreciate your Department's recommendation on this application prior to April 12, 1977.

APPLICANT: Francis Ellingswood 2-111

TYPE: Item

REQUEST: request for approval of new used merchandise, bag, box, rack, food, and other supplies and other

LOCATION: Arroyo

DEPARTMENT COMMENTS:

No comments

DEPARTMENT RECOMMENDATIONS:

FILE COPY
RECEIVED

SIGNATURE

DATE

7 AFFIDAVIT

STATE OF NEW YORK (2A-117)

APPLICANT

THE STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL
120 NASSAU ST. NEW YORK, N.Y. 10038

EXTANT

IN THE MATTER OF THE ESTATE OF

PROPERTY INTEREST

JOHN J. BROWN, DECEASED
Dated at New York, New York, this 14th day of June, 1977.

TESTIMONY

Subscribed and sworn to before me

TESTIMONY

at New York, New York, on this 14th day of June, 1977.

RECOMMENDATION

I hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files.

TESTIMONY

Subscribed and sworn to before me

TESTIMONY

at New York, New York, on this 14th day of June, 1977.

ACTION

I hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files.

FILED
DO NOT WRITE

JUNE 14, 1977
JUL 10
1977

ZA-3561

MONTEREY COUNTY PLANNING DEPARTMENT

APPLICATION FOR: Use Permit Variance, Special Permit, Zoning Permit, Rezoning

1. Applicant's Name: FRANCIS A. AND FRANCES M. ELLIOTT
Address: 1000 HWY 101 ARDMAR CITY 7000
Telephone: 432-1671

2. Applicant's interest in property (owner, buyer, etc.) OWNER

3. Owners Name: SAME AS ABOVE
Address: _____
Telephone: _____

4. Property address and general location 1000 HWY 101 ARDMAR, 7000
1/4 mile NORTH OF LINDA HAY COUNTY LINE

5. Assessor's Parcel No. 41-013-06 Zoning C-2-P
41-013-11

7. Property area (acres or square feet) 34 ACRES

8. Present and past use of project site and adjoining properties WINE RESTAURANT
SALES OF WINE & WINE MERCHANDISE, BIRD RAZ, PAVING,
SPACE CRAN AND WINE TASTING AND SALES

9. Proposed property use: EXPANSION OF EXISTING USE PERMIT
TO INCLUDE ALL OF C-2-P ZONE (USE BACK FROM JULY 10)

10. a) Variance Requested: NO

b) Why is the Variance necessary? (Use extra paper, if needed)
N/A

11. REZONING or AMENDMENT ONLY: The application wishes to amend section
of the Monterey County Zoning Ordinance 2911 from a
Zoning District to a _____ Zoning District to allow
N/A

12. If new construction is proposed:

a) Residential: Type and total number of units (one story single family,
& two story duplex, etc.)

N/A

b) Commercial or industrial (retail, office, warehouse, etc.) square footage,
number of employees

c) Height of structure(s)

13. Parking: Number of covered spaces _____
Number of uncovered spaces: APPROX 700
Number of loading spaces _____

14. Will grading or filling be required? Yes X No _____

15. Will trees be removed? Yes _____ No X If yes, how many, how large, what
type? _____

16. Describe the property as viewed including all natural and man-made features
(use separate paper if necessary) SEE PLANS

17. How will water be supplied? EXISTING WELL

18. How will sewage or other wastes be disposed? NOT APPLICABLE
FOR THIS AREA

91

19. Will the project require placement of structures, roads, cuts or fills on cross slopes of 30% or greater? Yes No
20. Will any persons be displaced as a result of this project? Yes No
If yes, how many? _____
21. Discuss any mitigation measures that are proposed to reduce environmental impacts that might result from this project. (Use separate paper if necessary) PROJECT WILL HAVE NEGATIVE IMPACT ON THE ENVIRONMENT

[Signature]
Owner

I certify under penalty of perjury that I am authorized by the owner(s) of the described property to make this application.

Agent

FOR DEPARTMENT USE ONLY

The above application has been examined by me and found to be complete and acceptable for filing. Initials [Signature] Date: 10/27/76

Date Received: 10/27/76

Filing Fee: 250

Receipt No.: 407872

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR



COUNTY OF MONTEREY
STATE OF CALIFORNIA

NO. ZA-2567 D
AP # 161-013-45

In the matter of the application of

FINDINGS AND DECISION

FRANCIS WILKINGHOOD

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: a parking lot on portion of Lots 37A, 36, and 134, Carpenteria Rancho, Arroyo area, located on and southeasterly of U.S. Highway 101,

came on regularly for hearing before the Zoning Administrator on November 30, 1978.

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use on building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

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, subject to following conditions:

1. That the site be landscaped and/or fenced by the applicant and that the landscaping and/or fence plan be approved by the Director of Planning.
2. That all landscaped areas and/or fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.
3. That there be no increase in the sales activity on the existing or proposed parking lot areas.

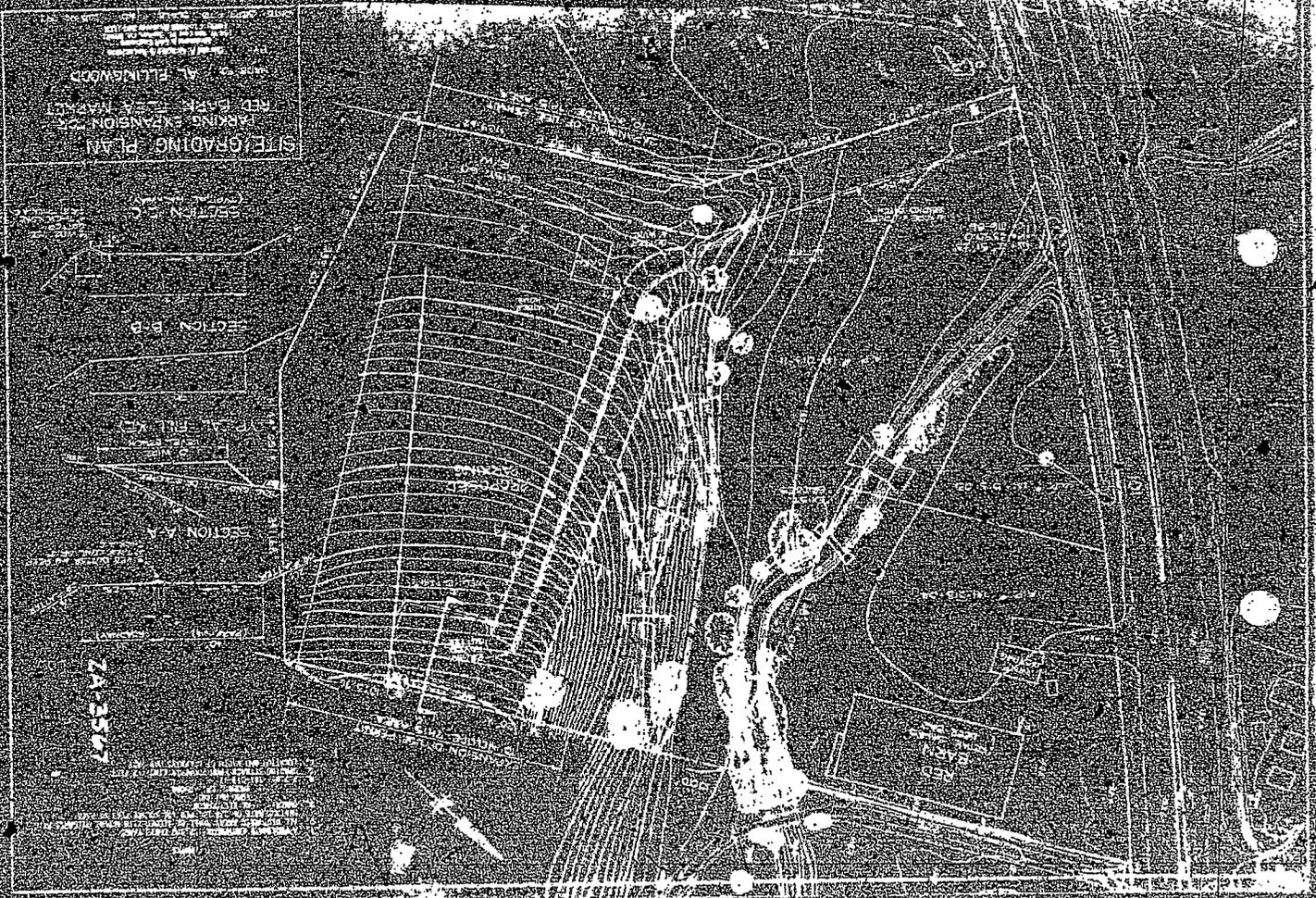
PASSED AND ADOPTED this 30th day of November, 1978.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

Copy of this decision was mailed to the applicant on

December 13, 1978.

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7/6

MONTEREY COUNTY

PLANNING DEPARTMENT

(407) 482-5111 • 1500 BROADWAY, SALINAS, CALIFORNIA 93901

E. W. PARKS
DIRECTOR OF PLANNING



September 29, 1981

Mr. Joseph A. Hillsgrove
1000 Alhambra Rd.
Salinas, California 93904

Re: Parcel numbers 141-031-07 & 15
24-3626-D & 3567-D; 1-273, 41-17

During the planning process of the zoning amendment for zone removal the Permit 24-3626-D to allow a building lot on parcel number 141-031-07 and 24-3507-D to allow a building lot on parcel 15-01-01-07-05.

The former parcel is located in a rural zoned district. Noting the above the Permit 407 Section 274 Monterey County Zoning Ordinance 311 allows for sales on that parcel for use of the area for all display and sales activity.

Per the latter parcel is zoned general commercial only along the highway frontage with a lot portion in a rural zoning district. Use Permit 24-3567-D does not allow a residential use of the rural zoned portion of this property. Such use must be discontinued.

Please contact me if you have any questions concerning these requirements.
Sincerely,

CAROLIN G. HEDGECOCK
Planning Supervisor

cc: Planning Technicians
Don Knight, Department of Building Inspection
Files 24-3509-D and 24-3575-D

CHL/asm

COUNTY OF MONTEREY
STATE OF CALIFORNIA

FILED

NOTICE OF DETERMINATION 4 95 PMSD

ERNEST A. MAGGIN,
COUNTY CLERK

RESPONSIBLE AGENCY: DECISION MAKING BOARD/DEPUTY
County of Monterey Zoning Administrator

PROJECT TITLE: Palms Glenwood

ADDRESS: 1000 Highway 101 CITY: Monterey COUNTY: Monterey ZIP: 95004

CONTACT PERSON: Lynne E. Mounday, Senior Planner ASEA CODE: 406 PHONE: 422-9018 EXT.: EXT.

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

The permit on portion of Lots 37A, 24, and 224, Carpenteria Ranch, Aransas area, located on and southerly of U.S. Highway 101, to allow a parking lot.

PROJECT LOCATION: Aransas area

DATE: November 30, 1978 APPROVAL: CONDITIONAL APPROVAL DISAPPROVAL: X

NEGATIVE DECLARATION FILED: YES X NO NO DATE: October 5, 1978

EIA REQUIRED: YES X NO NO NOTICE OF COMPLETION FILED

SIGNIFICANT EFFECT: YES X NO NO DRAFT HEARING EXTENUATING FACTORS

YES NO X FILE X 24-2557

Public Resources Code, Section 21152(a) requires local agencies to submit this information to the County Clerk. The filing of the notice shortens 30 day statute of limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

FILE REFERENCE

DEC 1 1978
DATE FILED

WATER CONTROL MEASURES

1.1. EROSION CONTROL MEASURES

1.1.1. EROSION CONTROL MEASURES

1.1.1. EROSION CONTROL MEASURES

TO PREVENT EROSION FROM THE DRAINAGE

TO PREVENT EROSION FROM THE DRAINAGE

CONCRETE RETAINMENT WALLS

ALONG THE HIGWAY MUST BE

CONSTRUCTED

CONTAINED AND CONFINED TO THE

NATURAL DRAINAGE LINE AS SHOWN

(THE SUBMITTED PLAN SHOWS DRAINAGE

TERMINATING AT THE NORTHERN PROPERTY

LINE, THIS MITIGATION INTENDS TO

PREVENT EROSION AND SILTATION FROM

FLOWING ON TO ADJACENT PROPERTY

THE EROSION DETAIL INDICATED ON THE

PLAN MUST ALSO HAVE ITS TERMINAL

DRAINAGE HOTEL ON THE PLAN TO

PREVENT EROSION FROM THE DRAINAGE

CREEL AND THE EROSION DETAIL

ALONG THE HIGWAY MUST

COUNTY OF MONTEREY
STATE OF CALIFORNIA

Mitigated **NEGATIVE DECLARATION**

RESPONSIBLE AGENCY: **DECISION MAKING BODY**
COUNTY OF MONTEREY: **Director of Building Inspection** 4:30 PM '78
PROJECT TITLE: **ERIC J. LEVIN**
APPLICANT: **MONTEREY**
ADDRESS: **CITY**
1000 Highway 101 **Sebastopol** 95964
CONTACT PERSON: **AREA CODE PHONE CITY**

Yvonne H. McConkey, Senior Planner 408 322-3019

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN SOUND.

- (a) That said project will not have the potential to degrade the quality of the environment;
- (b) That said project will have no direct or long-term cumulative effects;
- (c) That said project will have no cumulative effects with other projects;
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

See Mitigation Measures Attached

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND PARTICIPANTS

Grading permit

PROJECT LOCATION: **THE PERIOD PROVIDED FOR REVIEW**
East of Highway 101 **OCT 16 '78**

ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY IS AVAILABLE:
Monterey County Planning Department
Monterey County Department of Building Inspection
P. O. Box 1218
Corte Madera, Calif. 94921

IT IS BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND **OCT 5 '78** DATE FILED

EP-76-5 FILE NUMBER

98

2. APPLICANT: FRENCH MILLWOOD (DA-2567)
 APPLICATION: Public library to allow parking lot.
 EXISTING ZONING: C-2-P-1 (General Commercial)
 PROPERTY DESCRIPTION: Portion of Lots 37, 38, and 39, Carpenter's Rancho, Arroyo area, located on and southeast of U.S. Highway 101.
 ASSESSOR'S MAP P.L.C.: L.L.C. 11-85
 ENVIRONMENTAL CLASSIFICATION: Hazardous Waste Declaration determined by the Building Department.
 APPEARANCES: Applicant Present.
 RECOMMENDATION: Arroyo-Hill Joint Advisory Committee recommended denial.
 DISCUSSION: The applicant indicated that access to his property consists of an entrance at the southern portion of his property and an exit at the northern portion of his property. He now has 1000 parking spaces in use. He indicated that he will not be increasing his lot's area along with increasing his parking area.
 ACTION: It was the finding of the Zoning Administrator that the qualifications set forth in Section 22.04 of the Monterey County Zoning Ordinance will be apply to the subject property. Use is granted, subject to the following conditions:
 1. That the site be landscaped and/or fenced by the applicant and that the landscaping and fence plans be approved by the Director of Planning.
 2. That the landscaped areas and/or fences shall be continuously maintained in a litter-free, well-kept, healthy growing condition.
 3. That there be no increase in the sales activity on the existing or proposed parking lot area.

November 30, 1978 Zoning Meeting
 P. 5
 5
 5

MONTEREY COUNTY PLANNING DEPARTMENT: RECOMMENDATION SHEET
P. O. BOX 1209 SALINAS, CA 93907

TO: Health Department
Division of Highways
Air Pollution Control Board
Department of Public Works
Water Quality Control Board

FROM: Frances Huston

DATE: November 13, 1978

We would appreciate your Department's recommendations on the following application prior to November 30, 1978.

APPLICANT: Francis Ellingwood ZA-3567

TYPE: Use Permit

REQUEST: parking lot (Red Barn)

LOCATION: Axomas

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS: None

SIGNATURE

Frances

DATE

11/13/78

ZA 3567

100

**PROOF
OF
PUBLICATION**

STATE OF CALIFORNIA
County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of 18 years, and not a party to or interested in the above entitled matter. I am the Principal Clerk - Printer - Publisher of the North County News and Castroville Times and Moss Landing Harbor News, a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy (set in type not smaller than non pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Nov. 15, 1978

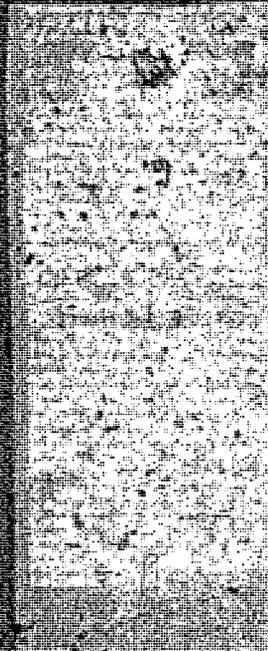
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on *Nov. 15, 1978*
at Prunedale Center, North Monterey County, Salinas, California 93907

Charles Miller
Signature

This space is for the County Clerk's Filing Stamp

No.



PROOF OF PUBLICATION

102

IN THE SUPERIOR COURT of the STATE OF CALIFORNIA

in and for the County of Santa Cruz

CERTIFICATE OF PUBLICATION

No. _____

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ }

(Above space for filing stamp)

I, James D. Sullivan
hereby certify that the Wainwright Review is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of Wainwright, County of Santa Cruz, State of California; that I am the principal clerk of the printer of said newspaper; that the

Public Hearing

of which the enclosed clipping is a true printed copy was published in said newspaper on the following date, to wit:

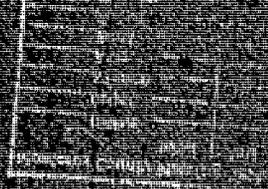
November 14th 1978

I certify under penalty of perjury that the foregoing is true and correct at Wainwright, California, on

the 18th day

of November 19 78

James D. Sullivan
Clerk



NOTICE OF PUBLIC HEARING

MONTEREY
COUNTY



PLANNING
DEPARTMENT

ZONING NOTICE

NOTICE OF PUBLIC HEARING

(Whereas)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of IRMA L. BISHOP (2A-3567) for a Use Permit in accordance with Section 12 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a parking lot on portion of lots 37A, 34 and 326, Carpenteria Rancho, located on land southwesterly of U.S. Highway 101.

*Carpenteria Rancho
2A-3567*

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date:

November 30, 1976

at the hour of 7:00 p.m. in the Supervisor's Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT DUNN, JR.
ZONING ADMINISTRATOR

For Additional Information Contact:

Monterey County Planning Department
Courthouse, Salinas, Phone 434-5018

11/9/76

104

104

104

FILE NO. ZA-3629 TYPE OF APPLICATION LP DATE 1/30/79

APPLICANT FRANCIS ELLINGWOOD

NAME _____

ADDRESS 1000 HWY 101 CITY AROMAS ZIP 95004

TELEPHONE 422-1271

RECEIVED 1/26/79 FEE \$ 25⁰⁰ RECEIPT # 08660

ZONING REVIEW FOR COMPLETENESS 2/21/79

TO ENVIRONMENTAL STAFF 1/30/79

"884" NOTICE TO APPLICANT 2/24/79

APPLICATION DETERMINED COMPLETE AND PLACED ON AGENDA 2/21/79

REFERRALS SENT _____

ENVIRONMENTAL DETERMINATION AND DATE

Categorical Exemption: Section _____ Class _____ Item _____

Exempt Status _____

Determination by Z.A. N.D. Date 3-15-79

Determination by P.C. _____ Date _____

Determination by B. of S. _____ Date _____

NOTICES TO ADJOINING PROPERTY OWNERS _____

NOTICES TO NEWSPAPER April 20, 1979 NEWSPAPER NCN

POSTING SENT April 23, 1979 AFFIDAVIT RETURNED May 10, 1979

FINAL ACTION

Z.A. Approved Denied Date May 10, 79 Appealed _____

P.C. Approved Denied Date _____ Res. No. _____ Appealed _____

B. of S. Approved Denied Date 7-3-79 (deleted cond. #11)
Appeal

MONTEREY COUNTY PLANNING DEPARTMENT

APPLICATION FOR: Use Permit, Variance, Special Permit, Zoning Permit, Rezoning

PK FOR 201 23 Carpenteria B

1. Applicant's Name: F.A. & F.M. ELLINGWOOD
Address: 1000 HWY. 101 City: AROMAS
Telephone: 422-1271 Zip Code: 95004

2. Applicant's interest in property (owner, buyer, etc.) OWNER

3. Owners Name: F.A. & F.M. ELLINGWOOD
Address: 1000 HWY. 101 City: AROMAS
Telephone: 422-1271 Zip Code: 95004

4. Property address and general location SAME AS ABOVE - 13 MILES N. OF SALINAS @ COUNTY LINE - WEST EAST OF HWY.

5. Assessor's Parcel No. 14L-013-076. Zoning N - 1 ACRE

7. Property area (acres or square feet) 17 ACRES

8. Present and past use of project site and adjoining properties: GRAZING FOR CATTLE

9. Proposed property use: PARKING

10. a) Variance Requested: N/A

b) Why is the Variance necessary? (Use extra paper, if needed)
N/A

11. REZONING or AMENDMENT ONLY: The application wishes to amend section _____ of the Monterey County Zoning Ordinance #911 from a _____ Zoning District to a N/A Zoning District to allow _____

12. If new construction is proposed:

a) Residential: Type and total number of units (one story single family, 6 two story duplex, etc.) N/A

b) Commercial or Industrial (retail, office, warehouse, etc.) square footage, number of employees N/A

c) Height of structure(s) N/A

13. Parking: Number of covered spaces -
Number of uncovered spaces APPROX. 950
Number of loading spaces -

14. Will grading or filling be required? Yes No

15. Will trees be removed? Yes No If yes, how many, how large, what type? _____

16. Describe the property as viewed including all natural and man-made features (use separate paper if necessary) RELATIVELY FLAT, HILL TO THE REAR OF PROPERTY, CREEK FOR WINTER RUNOFF AND DRY DURING SUMMER.

17. How will water be supplied? FROM OUR ADJACENT PROPERTY.

18. How will sewage or other wastes be disposed? N/A

ENVIRONMENTAL ASSESSMENT AND RECOMMENDATION
 FOR
ZONING ADMINISTRATOR MEETING OF MAR. 15, 1979

PROJECT	APPLICATION TYPE	FILE #
ELLINGWOOD	USE PERMIT	2A 3629

THIS PROJECT WOULD ALLOW A PARKING AREA ON A 17- ACRE PARCEL, WHICH WOULD ACCOMMODATE 950 VEHICLES. THE LOCATION IS NORTH OF THE "RED BARN" ON U.S. 101 AND SAN JUAN ROAD. THE PROJECT APPEARS TO BE CONSISTENT WITH THE NORTH COUNTY GENERAL PLAN WHICH INDICATES "RURAL" LAND USE. THE "N" ZONING INDICATES THAT PARKING AREAS ARE ALLOWED WITH A USE PERMIT.

FROM AN INITIAL STUDY IT HAS BEEN DETERMINED THAT THIS PROJECT MAY, WILL NOT HAVE A SIGNIFICANT EFFECT(S) UPON THE ENVIRONMENT FOR THE FOLLOWING REASONS:

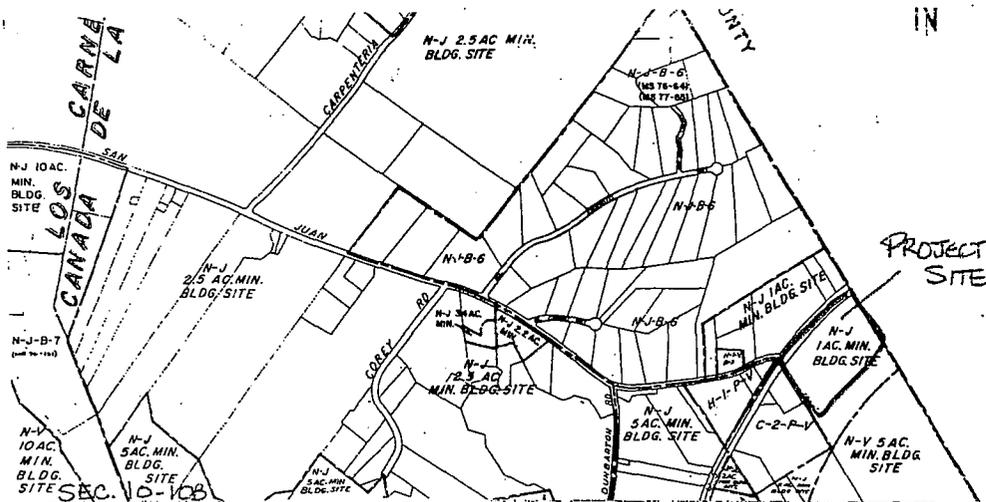
THE SITE IS NOT WITHIN A HIGH SEISMIC HAZARD ZONE, NOR WITHIN A HIGH EROSION HAZARD ZONE. SOILS DO NOT INDICATE ANY SEVERE LIMITATIONS FOR DEVELOPMENT. LANDSCAPING WILL BE PROVIDED ALONG THE CREEK AND ALONG HIGHWAY 101. VEHICLES EXITING FROM THE PARKING LOT ONTO US 101 ARE DENIED LEFT TURNS; SOUTHBOUND TRAFFIC MUST U-TURN AT COLE ROAD TO THE NORTH. *

ENVIRONMENTAL RECOMMENDATION: NEGATIVE DECLARATION

DATE: FEB. 20, 1979

TITLE: PLANNER II SIGNED Cathy Stein

* A LANDSCAPING PLAN SHOULD BE MADE A CONDITION OF APPROVAL TO ASSURE THAT PLANTING ON 101 FRONTAGE PROVIDES SUFFICIENT SIGHT DISTANCE.



REVIEWED BY: _____ (DECISION MAKING BODY)

ON (DATE): _____ AND FOUND TO HAVE:

- NO SIGNIFICANT EFFECT UPON THE ENVIRONMENT; NEGATIVE DECLARATION FILED _____ (DATE)
- POSSIBLE EFFECTS THAT MAY SIGNIFICANTLY EFFECT THE ENVIRONMENT THEREFORE AN ENVIRONMENTAL IMPACT REPORT (EIR) SHALL BE PREPARED PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE SECTION 21100.

DATE: _____

SIGNED: _____

TITLE: _____

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

NO. ZA-3629-D

AP # 141-013-07

In the matter of the application of
FRANCIS ELLINGWOOD

FINDINGS AND DECISION

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: parking lot located on portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U. S. Highway 101. came on regularly for hearing before the Zoning Administrator on May 10, 1979.

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

FINDINGS OF FACT

That the relocation of the existing parking now in a "C-2" District will allow further development of that property.

It is necessary to obtain Use Permit control over any new uses in order to review the possible impact of those uses on the area and to mitigate any adverse effects.

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

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. That the site be landscaped, including land sculpturing and fencing, where appropriate, by the applicant and that a plan for such improvements be approved by the Director of Planning.
2. That all landscaped areas and/or fencing shall be continuously maintained by the applicant in a litter-free, weed-free condition, and all plant material shall be continuously maintained in a healthy, growing condition.
3. That the location, type, and wattage of all exterior lights on the property be approved by the Planning Commission.
4. That the proposed changes in access be approved by the California Transportation Commission prior to use. This also includes those openings to be closed.
5. Provide a drainage improvement study onsite and offsite. Study to be approved by the County Surveyor and California Department of Transportation.
6. That the frontage road connecting to the 60 foot easement at the northerly end of the property be a minimum of 100 feet from the intersection. Location to be approved by the County Surveyor.
7. Obtain an encroachment permit from Caltrans and construct a commercial driveway at the north end of the property as proposed, including acceleration and deceleration lanes in accordance with State standards.

8. That the parking area be maintained in a mud-free and dust-free condition.
9. That all traffic movements to and from Route 101 be restricted to right-turns only.
10. That it is the property owners responsibility not to impair any drainage facilities which could affect the drainage of the existing highway.
- ... That the applicant request rezoning of his property from a "C-2-P-V" District to a "H-1-P-D-B-4" District.

PASSED AND ADOPTED this 10th day of May, 1979

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

Copy of this decision was mailed to the applicant on May 18, 1979

PAUL M. HAMERLY
MY ETIENNE, JR.
FR HOSS
JAMES J. SCHWEPFL, JR.
MARTIN J. MAY
STEPHEN W. PEARSON
JOSEPH A. LAMANTIA
MICHAEL D. CLING
LLOYD W. LOWREY, JR.
MICHELLE A. WELSH

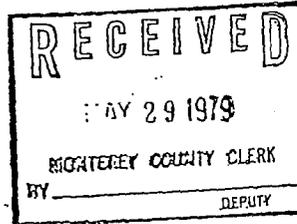
NOLAND, HAMERLY, ETIENNE & HOSS
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
333 SALINAS STREET
POST OFFICE BOX 849
SALINAS, CALIFORNIA 93902

AREA CODE 408
SALINAS TELEPHONE 424-1414
MONTEREY TELEPHONE 372-7525

OUR FILE NO. _____

May 29, 1979

HARRY L. NOLAND
OF COUNSEL



Board of Supervisors
County of Monterey
240 Church Street
Salinas, California 93901

RE: Francis Ellingwood
Use Permit No. ZA-3629-D

Honorable Members of the Board:

The undersigned represents Francis Ellingwood in connection with the above Use Permit Application. The Use Permit was approved by the Zoning Administration on May 10, 1979, subject to conditions. By this letter, appeal is made on behalf of the Applicant of Condition No. 11 to said Use Permit, which reads as follows:

"That the Applicant requests rezoning of his property from 'C-2-P-V' District to a 'H-1-P-D-B-4' District."

The grounds for appeal are that the imposition of said Condition is unreasonable and not supported by evidence presented to the Zoning Administrator. The land which is the subject of the application is currently zoned "C-2" and is proposed to be used for a parking facility to accommodate the existing uses on the property. No additional commercial uses are proposed which warrant rezoning in accordance with Condition No. 11. The proposed parking lot represents a vast improvement over the current situation. Under these circumstances, it is submitted that Condition No. 11 is unreasonable.

The undersigned requests that the hearing in this matter be set for the first Tuesday in July.

Respectfully submitted,

Myron E. Etienne, Jr.
for NOLAND, HAMERLY, ETIENNE & HOSS

APPROVED AS
TO FORM

JUN 4 1979

MEE: ROSE RAFAEL RAMOS
DEPUTY COUNTY COUNSEL

JR RAMOS

Appeal from Francis Ellingwood from the decision of the Zoning Administrator imposing Condition No. 11: "That applicant requests rezoning of his property from 'C-2-P-V' District to a 'H-1-P-D-B-4' District."

to allow parking lot, on property located on portion of Lot 23, Carpenteria Rancho, Thomas area, fronting on US Highway 101, District No. 1

↑ Appeal description

///

Report to Monterey County Board of Supervisors

SUBJECT		BOARD MEETING DATE	AGENDA NUMBER
ELLINGWOOD USE PERMIT APPEAL SUPERVISORIAL DISTRICT 1		JULY 3, 1979 1:30 p.m.	
DEPARTMENT	PLANNING		

ISSUE

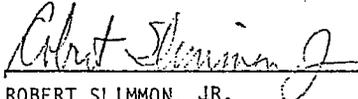
Mr. Francis Ellingwood's property fronts on U.S. Highway 101 in the Aromas area near San Juan Road. It is commonly known as the "Big Red Barn." The existing flea market operation is in a "C-2-P-V" District (General Commercial). Mr. Ellingwood applied for a Use Permit to establish a parking area on property adjoining this "C-2" District to the north. The Use Permit was granted by the Zoning Administrator, subject to the applicant requesting rezoning on his property from a "C-2-P-V" District to an "H-1-P-D-B-4" District (Highway Frontage). Mr. Ellingwood has appealed this condition.

RECOMMENDATION

Prior to acting on the Use Permit, the Zoning Administrator referred the matter to the Planning Commission for their recommendation. (See attached memo). The rezoning condition was recommended by the Planning Commission and incorporated on the Use Permit.

JUSTIFICATION

The existing "C-2" zoning allows unlimited number of retail and heavy commercial uses with little or no control by the County. The applicant's stated purpose of the parking area was to relocate the existing parking in the "C-2" District in order to utilize that area for increased commercial uses. The Zoning Administrator feels that although highway commercial uses may be proper at that location, it is desirable to have county review of any proposal.

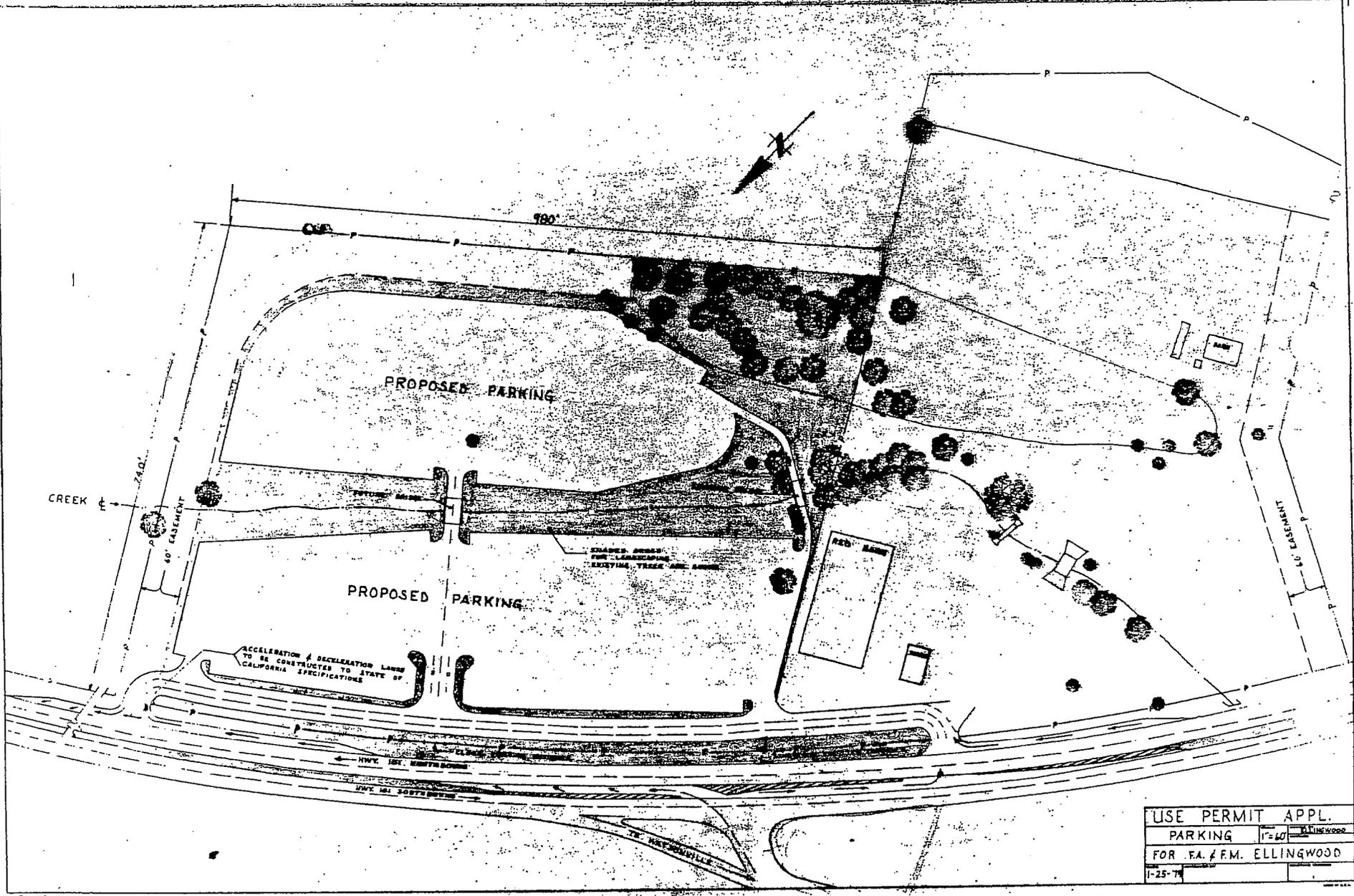

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

Attachments: Permit, Staff memo
Plot plan
Appeal letter
Zoning Map 10-10B

cc: County Counsel, Board Secretary, News Media, Applicant

/jls

Admin. Mgmt.
1/79-1



USE PERMIT APPL.	
PARKING	1" = 60' Ellingwood
FOR E.A. & F.M. ELLINGWOOD	
1-25-74	

Ellingwood

Monteey County

To whom it may concern.

We understand that Al & Stan Ellingwood want to put in a parking lot and road greatly to the big Red Barn on Highway 101 in Monteey County.

We live on San Juan Road directly across from this property and have for 3 1/2 years. We have seen the plans of the intended project that the Ellingwoods have in mind and strongly believe that this project would add greatly to any future plans that Monteey County might have.

Both my husband and myself feel very strongly on this and would work for them if it were not for work.

Ronald Reagan
Judy Reagan

RECEIVED

4/11/79

Jean Scollard
113 San Miguel Cyn. Rd.
Watsonville, Calif. 95076

April 11, 1979

To Whom it may concern:

I have worked with the Ellingwoods since the time they started the project of improving the Big Red Barn.

They have done an excellent job of developing and improving this property for business, always keeping in mind public benefit and safety. Doing this with good control themselves, and working with the current County and State controls. These current controls seem more than sufficient for the best interest of everyone.

The Ellingwoods new parking is also designed with these things in mind.

Although this property is zoned for 1 acre R-1 housing, I think parking for their business would be as useful for this land

Sincerely



Jean Scollard

RECEIVED
1/1/79

116

4-9-79

To: Monterey Co. Planning Commission and Co.
Supervisor's.

Re: Use permit for parking on 17 acres north of Big
Red Barn.

As I am a neighbor of Mr. Ellingwood and have
watched him develop the Red Barn Flea Market to
its present state, I feel he is doing a very good job
in making it an asset to the Community.

I am definitely in favor of using the 17 acres
north of the Red Barn for parking, for the following
reasons.

1. Safety, This would take the pressure off Exiting Traffic
from Red Barn and merging traffic from San Juan Rd
into 101-Hi way
2. It would give north-bound traffic time to slow
down and pull into the north parking lot, rather
than slam on brakes for a quick turn into present
parking lot.

Thank You

W.R. Kaufman

- 1250 Hi-Way 101-N

1-1-79

RECEIVED

duke

117

793 Echo Valley Road
Salinas, Ca. 93907
April 10, 1979

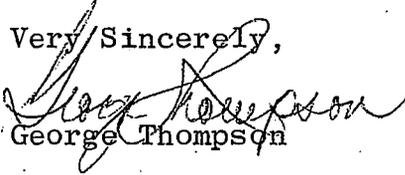
TO WHOM IT MAY CONCERN:

As a long time property owner and taxpayer in the North Monterey County area I am deeply interested in the orderly progress and proper utilization of land contained within the North County district.

I would like to call attention to one of the more progressive private enterprises in this area. I am referring to the "Big Red Barn" at the junction of 101 and the San Juan-Watsonville road. It will be recalled that just a few years ago, no more than 10, this large corrugated iron building was virtually abandoned. Since that time the owners have slowly revitalized the entire property, using paint, imagination, and considerable time they have turned a white elephant into a viable business.

In the future the owners of the barn property will no doubt need the assistance of the Planning Commission and other regulatory bodies. It is to be hoped these commissions or committees will do everything in their power to help this very desirable enterprise.

Very Sincerely,


George Thompson

Rec'd
11/1/79

DEPARTMENT OF TRANSPORTATION

P.O. BOX 1, SAN LUIS OBISPO 93406
TELEPHONE: (805) 549-3111



March 28, 1979

05-Mon-101-101.2
Francis Ellingwood
Use Permit - Parking Lot

Mr. E. W. DeMars, Director
County Planning Department
County of Monterey
P.O. Box 1208
Salinas, CA 93901

Attention Mr. Chris Adamo

Dear Mr. DeMars:

There are no serious objections to Mr. Ellingwoods' proposal to construct a parking lot as shown on his site map. We do have great concern; however, about the possibility of increased traffic volumes which this project could generate if more businesses and subdivisions are allowed to be developed in this area.

We are recommending that the two proposed connections to Route 101 be built to our standards for public road connections with acceleration and deceleration lanes as required for proper traffic flow. Also, we are requesting that all traffic movements to and from Route 101 be restricted to right-turns only even if this results in out of direction travel on Route 101. In the near future we are planning to construct a median barrier from the San Juan Road intersection to the Cole Road intersection and this will help to eliminate any left-turn movements which the out of direction travel could cause.

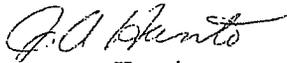
It will also be the property owners responsibility not to impair any drainage facilities which could affect the drainage of the existing highway.

It appears that two private access openings are to be closed and a new public access opening is to be created. Any access openings which are to be closed, altered, or created will require approval from the California Transportation Commission.

Ed DeMars
March 28, 1979
Page 2

Because Mr. Roland McCune has proposed a subdivision of 18 homes behind this parking lot and we are not sure if his proposed project is to be done first, in conjunction with, or after the development of the proposed parking lot; our final approval for the road connection cannot be given until we know more precisely as to what is going to be done in this area. If you have any questions, please feel free to call. Thank you for the opportunity to review and comment on this site plan.

Sincerely,



J. A. Hanto
District Design Engineer

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department ✓ Department of Public Works
Division of Highways Water Quality Control Board
Air Pollution Control Board

FROM: Chris Adamo

DATE: February 23, 1979

We would appreciate your Department's recommendations on the following application prior to Environmental 2/15/79. Public Hearing 4/12/79

APPLICANT: Francis P. Blumenthal #A-5679

TYPE: Use Permit

REQUEST: Permitting for

LOCATION: Aspen

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS: *None*

Forrester
SIGNATURE

3/5/79
DATE

ADVISORY COMMITTEE ACTION

PLANNING DEPARTMENT
MONTEREY COUNTY

TO: Aromas Hall Pajaro

FROM: Chris Adamo

DATE: February 23, 1979

We would appreciate your Committee's recommendations on the following application prior to Environmental 3.15.79; Public Hearing 4/12/79

APPLICANT: Francis Ellingwood ZA-3629

TYPE: Use Permit REQUEST: Parking Lot

RECOMMENDATION: Deny

COMPLETE REASONS:

Property not currently zoned for this type of use. Present plan for zoning is to discourage additional commercial use of highway. Over 17 acres of paved parking would increase rain runoff into Carmel Creek which could cause increased problems to property owners further down the creek. Additional traffic into this location would be dangerous.

MEMBERS VOTING FOR: Denial 5

MEMBERS VOTING AGAINST: 1

ABSENT: 0

W. Drake Acting Sect
SIGNATURE

3/24/79
DATE

THE BOARD OF SUPERVISORS

ERNEST A. MAGGINI, COUNTY CLERK
AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
POST OFFICE BOX 1819 - SALINAS, CALIFORNIA 93901

June 13, 1979

Myron E. Etienne, Jr., Esq.
Attorney at Law
P. O. Box 849
Salinas, California 93902

Re: Notice of Hearing Appeal - Francis Ellingwood

Dear Mr. Etienne:

The Board of Supervisors has set Tuesday, July 3, 1979 at 1:30 p.m. as the time for a public hearing on appeal of Francis Ellingwood from the decision of the Zoning Administrator imposing condition on a Use Permit application.

The hearing will be conducted in the Board of Supervisors' Chambers, Courthouse, Salinas, California. At that time any and all interested persons may appear and be heard on the matter.

Yours truly,

ERNEST A. MAGGINI, Clerk
of the Board of Supervisors

By Anne Arlii
Anne Arlii, Deputy

aa

cc: Francis Ellingwood
Planning Department

USE PERMITS:

1. APPLICANT

FRANCIS ELLINGWOOD (ZA-3629)

APPLICATION

Application to allow a parking lot.

EXISTING ZONING

"N-J 1 Ac. Min. Bldg. Site" (Rural)

PROPERTY DESCRIPTION

Portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U.S. Highway 101.

ASSESSOR'S PARCEL #

141-013-07

ENVIRONMENTAL STATUS

Negative Declaration recommended.

APPEARANCES

No one present.

DISCUSSION

The Zoning Administrator stated that the Planning Department staff has determined four problems regarding this application: traffic, General Plan consistency, growth inducement, and loss of residential land.

ACTION

It was the decision of the Zoning Administrator to find that the project will have no significant effect on the environment, that a Negative Declaration be prepared, and to refer the application to the Planning Commission for recommendation.

March 15, 1979
Pg. 1
J. C.

Zoning Meeting

34. SUBJECT

Referral from Zoning Administrator - Ellingwood request for parking lot in Aromas area (ZA-3629) (9:09 p.m.)

RECOMMENDATIONS

Department of Public Works - 1 comment, 5 recommendations.
Aromas-Hall-Pajaro Advisory Committee - denial.
Department of Transportation - several recommendations.

APPEARANCES

Myron Etienne, representing applicant.
Phillip G. Nelson, J. R. Christensen, Peter Reese, and Les Cole in support.

DISCUSSION

Letters in support were received from Ronald and Judy Reagan, Jean Scollard, W. R. Kaufman, George Thompson.

The Zoning Administrator has referred to the Commission a Use Permit request from Francis Ellingwood for a 17 acre parking lot adjacent to and northerly of the Red Barn Flea Market. The flea market property is approximately 15 acres in size and zoned "C-2-P" and if the parking can be relocated to the proposed northerly site then the "emptied" "C-2-P" zoned flea market property would be further developed for various general commercial uses. Staff pointed out that a ZA permit was recently granted to enlarge the existing parking area, which should adequately provide for parking needs for some time.

Staff identified four major problems with this application: traffic and access problems; general plan consistency; growth inducement; and loss of rural residential land. Staff recommended to the Commission that they recommend to the Zoning Administrator that the matter be set for land use hearing without an environmental determination, and that the Use Permit should be then denied based upon problems as stated above.

Mr. Etienne responded to the objections of staff. With traffic, there is a 375 foot long deceleration lane, providing adequate sight distance and safety, and they also plan to move an exit further north. Regarding consistency, he indicated that when the zoning was left in "N-J 1 Ac. Min. Bldg. Site", that the Master Plan Committee years back meant by this that the property should have modified commercial useage. Regarding loss of residential land, he responded that there are many other thousands of acres of land available for residential development, and that this site is not rural nor tranquil.

ACTION

Moved by Del Piero, seconded by Owen and carried by unanimous vote of Commission present that the Commission recommend back to the Zoning Administrator that the Use Permit be approved, and that the Use Permit be conditioned to require landscaping to lessen the visual impact, and that it be conditioned to require a zoning district that would provide for substantially more control over the commercial development than presently exists, and that said new zoning include a "D" designation.

4/11/79

Pages 23 - 24

COUNTY OF MONTEREY
STATE OF CALIFORNIA

FILED

NOTICE OF DETERMINATION*

MAY 16 3 18 PM 1979

ERNEST A. MAGGINI
MONTEREY COUNTY CLERK

RESPONSIBLE AGENCY		DECISION MAKING BODY		DEPUTY
County of Monterey		Zoning Administrator		
PROJECT TITLE				
Francis Ellingwood				
ADDRESS	CITY	COUNTY	ZIP	
1000 Highway 101	Aromas	Monterey	95004	
CONTACT PERSON	AREA CODE	PHONE	EXT.	
Lynne H. Mounday, Senior Planner	408	422-9018		
PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES				

Use permit on portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U.S. Highway 101, to allow a parking lot.

PROJECT LOCATION			
Aromas area			
DATE:	APPROVAL	CONDITIONAL APPROVAL	DISAPPROVAL
May 10, 1979		X	
NEGATIVE DECLARATION FILED:		DATE	
YES X	NO	March 20, 1979	
EIR PREPARED		NOTICE OF COMPLETION FILED	
YES	NO X	DRAFT	HEARING
SIGNIFICANT EFFECT:		EXTENUATING FACTORS	
YES	NO X		

ZA-3629

FILE REFERENCE

MAY 16 1979

DATE FILED

*Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. The filing of the notice starts a 30 day statute of limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of 18 years, and not a party to or interested in the above entitled matter. I am the Principal Clerk — Printer — Publisher of the North County News and Castroville Times and Moss Landing Harbor News, a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy (set in type not smaller than non pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 25, 1979

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on
at Prunedale Center, North Monterey
County, Salinas, California 93907

Suzanne Donnell
Signature

This space is for the County Clerk's Filing Stamp

No.
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.....
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— PUBLIC NOTICE —

**NOTICE OF
PUBLIC HEARING
ZONING NOTICE**

Aromas area

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of FRANCIS ELLINGWOOD ZA 3629 for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a parking lot on portion of Lot 23, Carpenteria Rancho, fronting on U.S. Highway 101. (Note: A Negative Declaration has been prepared for the proposed project, and the Zoning Administrator will consider the adoption of the Negative Declaration at the hearing.)

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date: May 10, 1979 at the hour of 1:50 p.m. in the Supervisor's Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR
For Additional Information
Contact: Monterey County
Planning Department, Courthouse, Salinas, Phone 422-9018
Publish: North County News
April 25, 1979

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Hearing Set on Appeal from Francis Ellingwood)
 from the Decision of the Zoning Administrator)
 Imposing Condition No. 11 on Use Permit, on)
 Property Located in the Aromas Area,)
 District No. 1)

WHEREAS, Francis Ellingwood has appealed to the Board of Supervisors from the decision of the Zoning Administrator imposing Condition No. 11: "That the Applicant requests rezoning of his property from 'C-2-P-V' District to a 'H-1-P-D-B-4' District." to allow parking lot, on property located on portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U.S. Highway 101, District No. 1.

NOW, THEREFORE, BE IT RESOLVED that Tuesday, the 3rd day of July, 1979, at the hour of 1:30 p.m. in the Chambers of the Board be and it hereby is fixed as the time and place for a public hearing on said proposed Use Permit, at which time and place any and all persons interested may appear and be heard thereon.

BE IT FURTHER RESOLVED that the Clerk of the Board give notice of said hearing by causing a notice thereof to be published in the WATSONVILLE REGISTER-PAJARONIAN and NORTH COUNTY NEWS, newspaper of general circulation, and that a similar notice also be posted conspicuously on the property involved or adjacent thereto, at least ten days prior to such hearing.

PASSED AND ADOPTED this 12th day of June, 1979, upon motion of Supervisor Blohm, seconded by Supervisor Shipnuck, and carried by the following vote, to-wit:

- AYES: Supervisors Blohm, Shipnuck, Petrovic and Farr.
- NOES: None.
- ABSENT: Supervisor Moore.

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said board of Supervisors duly made and entered in the minutes thereof at page _____ of Minute Book 40, on June 12, 1979

1: June 12, 1979

ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors, County of Monterey, State of California.

By Anne Arici Deputy. 129

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Hearing on Appeal from Francis Ellingwood from)
the Decision of the Zoning Administrator Imposing)
Condition No. 11 on a Use Permit, Aromas Area,)
District No. 1, Held; Appeal Granted; Condition)
No. 11 Deleted; Condition re: Change of Ownership)
Added)

A hearing is held on an appeal from Francis Ellingwood from the decision of the Zoning Administrator imposing Condition No. 11, that the applicant requests rezoning of his property from "C-2-P-V" District to a "H-1-P-D-B-4" District, to allow a parking lot on property located on portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U.S. Highway 101, District No. 1.

Bob Slimmon, Zoning Administrator, explains that the condition was placed on the property because, although highway commercial uses may be proper at that location, it is desirable to have county review of any proposal.

Myron Etienne, Attorney, appears on Al and Fran Ellingwood's behalf. He explains that the Zoning Ordinance is not adequate to assist the owners of this property in the manner in which they want to develop it, and that the control of the County is not necessary in this development. He explains the history of the property, and states that they would prefer not to have design control.

After discussion, Supervisor Shipnuck moves to grant the appeal, thereby deleting Condition No. 11, and add an additional condition that the County receive 90 days notice prior to any change in property ownership. Supervisor Moore seconds the motion, and it carries unanimously.

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page 44 of Minute Book 44, on July 3, 1979.

Dated: July 3, 1979

ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors, County of Monterey, State of California.

By Nancy Lusk Deputy. 130

DECISION NO. ZA-3629
MONTEREY COUNTY ZONING ADMINISTRATOR
STATE OF CALIFORNIA

WHEREAS: The Zoning Administrator of the County of Monterey, State of California, is considering the *Use Permit application of Francis Ellingwood to allow a parking lot on portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U.S. Highway 101,*

, and
WHEREAS: Said Zoning Administrator has considered the Assessment of Environmental Effect filed by *Al Ellingwood*, and

WHEREAS: Said Zoning Administrator has considered the comments of the Planning Department of the County of Monterey,

NOW, THEREFORE, THE ZONING ADMINISTRATOR OF THE COUNTY OF MONTEREY FINDS:

1. (a) *That said project will not have the potential to degrade the quality of the environment.*
- (b) *That said project will have no impact on long term environmental goals.*
- (c) *That said project will have no cumulative effect upon the environment.*
- (d) *That said project will not cause substantial adverse effects on human beings, either directly or indirectly.*
2. *That said project will have no significant effect upon the environment.*
3. *That a duplicate original copy of the attached Negative Declaration be executed and filed with the County Clerk of the County of Monterey.*

PASSED & ADOPTED this 15th day of March, 1979.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR COUNTY OF MONTEREY

NEGATIVE DECLARATION

MAR 20 9 15 AM 1979

RESPONSIBLE AGENCY COUNTY OF MONTEREY.		DECISION MAKING BODY Zoning Administrator		ERNEST A. MAGGIONI MONTEREY COUNTY CLERK	
PROJECT TITLE Francis Ellingwood				DEPUTY	
ADDRESS 1000 Highway 101	CITY Aromas	COUNTY Monterey	ZIP 95004		
CONTACT PERSON Lynne H. Mounday, Senior Planner	AREA CODE 408	PHONE 422-9018	EXT.		

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- (a) That said project will not have the potential to de-grade the quality of the environment.
- (b) That said project will have no impact on long term environmental goals.
- (c) That said project will have no cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

Use permit on portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U. S. Highway 101, to allow a parking lot.

PROJECT LOCATION: Aromas area	TIME PERIOD PROVIDED FOR REVIEW: APR 12 1979
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ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY IS AVAILABLE.

- Monterey County Planning Department
 - Monterey County Department of Building Inspection
- P. O. Box 1208
Courthouse, Salinas, California 93901

TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND.

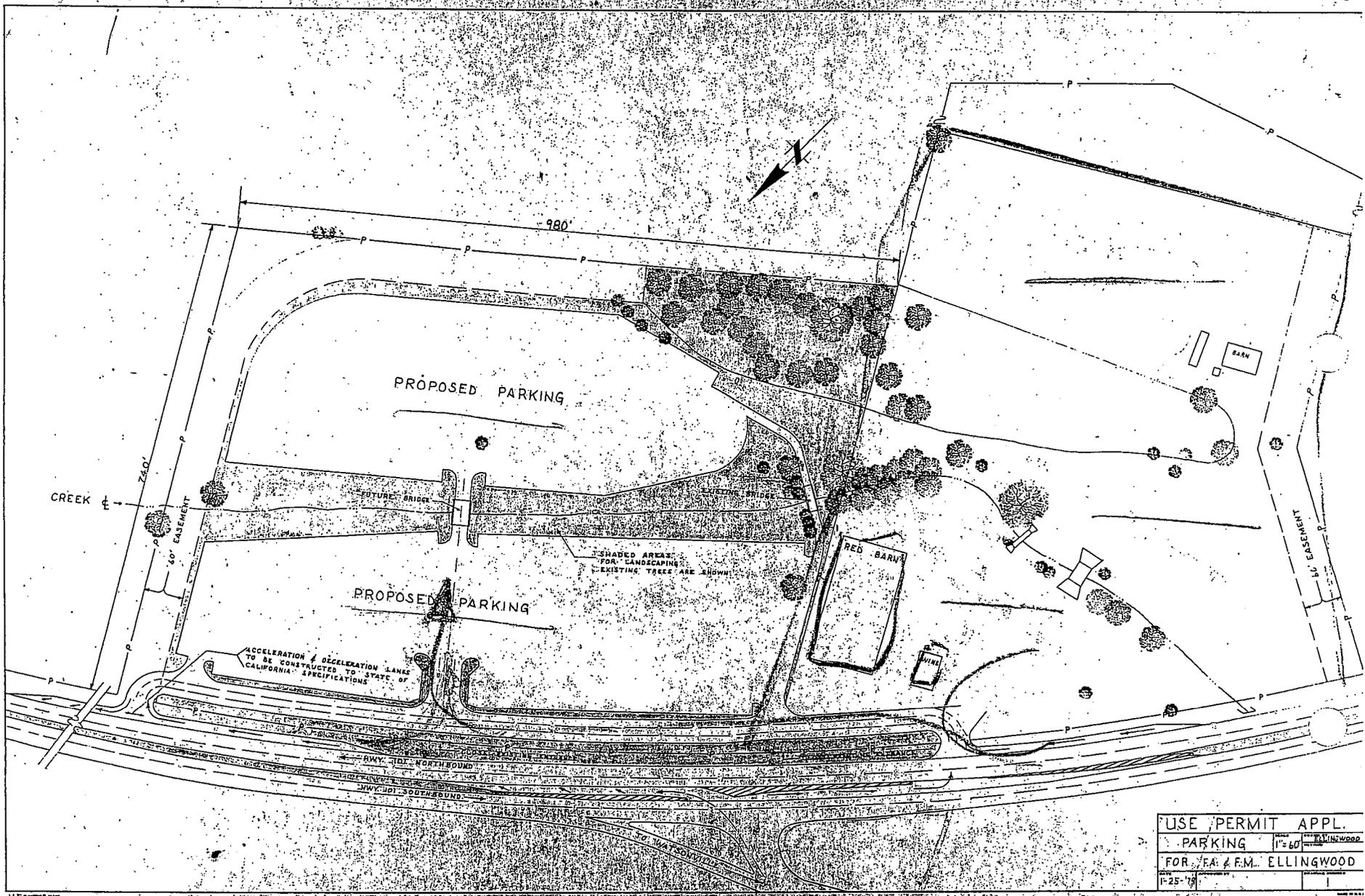
MAR 20 1979

DATE FILED

ZA-3629

FILE REFERENCE

132



USE PERMIT APPL.	
PARKING	1" = 60'
FOR E.A. & F.M. ELLINGWOOD	
P-25-178	

ZA-3629

Ellingwood

USE PERMITS

10. APPLICANT

FRANCIS ELLINGWOOD (ZA-3629)

APPLICATION

Public hearing for a Use Permit to allow a parking lot.

ZONING

"N-J 1 Ac. Min. Bldg. Site" (Rural)

PROPERTY DESCRIPTION

Portion of Lot 23, Carpenteria Rancho, Aromas area, fronting on U. S. Highway 101.

ASSESSOR'S PARCEL #

141-013-07

ENVIRONMENTAL STATUS

Negative Declaration prepared.

ACTION

It was the finding of the Zoning Administrator that the qualifications set forth in Section 20.96.040 of Title 20 (Zoning) of the Monterey County Code do apply to the subject property. Use Permit granted, subject to the following conditions:

1. That the site be landscaped, including land sculpturing and fencing, where appropriate, by the applicant and that a plan for such improvements be approved by the Director of Planning.
2. That all landscaped areas and/or fencing shall be continuously maintained by the applicant in a litter-free, weed-free condition, and all plant material shall be continuously maintained in a healthy, growing condition.
3. That the location, type, and wattage of all exterior lights on the property be approved by the Planning Commission.
4. That the proposed changes in access be approved by the California Transportation Commission prior to use. This also includes those openings to be closed.
5. Provide a drainage improvement study onsite and offsite. Study to be approved by the County Surveyor and California Department of Transportation.
6. That the frontage road connecting to the 60 foot easement at the northerly end of the property be a minimum of 100 feet from the intersection. Location to be approved by the County Surveyor.
7. Obtain an encroachment permit from Caltrans and construct a commercial driveway at the north end of the property as proposed, including acceleration and deceleration lanes in accordance with State standards.

May, 10, 1999

J.R.

Memorandum

MONTEREY COUNTY

PLANNING DEPARTMENT



TO: Robert Slimmon, Jr., Zoning Administrator DATE: March 15, 1979
FROM: Dale Ellis *Dale*
SUBJECT: Ellingwood Use Permit Application

THE PROPOSAL

Mr. Ellingwood has applied for a Use Permit for a 17 acre parking lot (950 spaces) adjoining the "Red Barn" flea market property. The flea market property is presently zoned C-2-P (General Commercial) and is approximately 15 acres in size.

As noted above, the C-2-P property is utilized for a flea market and parking for that flea market. If the parking can be relocated to adjoining property, the C-2-P portion would be further developed for various general commercial uses.

BACKGROUND

The flea market has been in operation for several years. Saturdays and Sundays are the days of operation with Sundays drawing large crowds. On Sundays, particularly in the spring and summer, the facility is very crowded and existing parking facilities are barely adequate. A Use Permit was recently approved by the Zoning Administrator for an expanded parking area within the C-2-P District. Utilization of that additional space should provide adequate parking for quite some time.

PROBLEMS

1. Traffic - The only access to the property is directly from U.S. Highway 101. Although substantial sight distance exists both north and south, both directions are on downgrades (southbound slight; northbound substantial) making slowing, stopping, and turning to enter the property difficult.

Exiting the property is equally difficult, all traffic must leave in a northbound direction. Merging with the highspeed traffic coming off the downgrade noted above is dangerous to all parties involved.

Further, if a person leaving wants to go southbound, he must proceed north to Cole Road and make a "U" turn into the fast lane of southbound traffic on 101.

2. General Plan Consistency - The North County General Plan designates the area as "Rural". Expansion of commercial facilities would not be consistent with that plan.

3. Growth Inducement - An expansion and development of the commercial use at this location would seem to give the area a "community center" nature and would undoubtedly bring requests for additional commercial zoning and uses. Requests for multiple units could also be anticipated.

4. Loss of residential land - The property for the proposed parking lot is presently zoned "N-1 Acre Minimum". Further the property in question, based on terrain would lend itself to 1 acre development. There is short supply of land and zoning for one acre lots in North Monterey County and that land should be preserved for timely development.

RECOMMENDATIONS

1. That the matter be set for a land use hearing without an environmental determination, or that since this would seem to expand the commercial capabilities of this site considerably, this application should be referred to the Planning Commission for study and policy determination as to the future character of the area.
2. That at the land use hearing the application be denied based on the four items above.
3. If the Use Permit is ultimately approved, that a condition be placed on the permit that there be no expansion of commercial use on the C-2-P property. If that condition is deemed to be not viable or illegal, then a substitute condition requiring reclassification to a "PC-D" (Planned Commercial) District should be placed on the Use Permit. (Requiring such a district would require approval of a general development plan and subsequent Zoning Permits for each land use, offering substantially more control than presently exists on the property.)

(It is worthwhile to note that substantial development could occur on the C-2-P property with the only zoning control being that of parking requirements. That potential is a fact as long as the C-2-P District exists and that fact will have to be lived with. The problem should not be aggravated by allowing expansion of the parking area beyond the bounds of the C-2-P District.)

DE/jt

Memorandum .

MONTEREY COUNTY

PLANNING DEPARTMENT



TO: Members of the Planning Commission

DATE: April 3, 1979

FROM: Dale Ellis *Dale Ellis*

SUBJECT: Zoning Administrator Referral of Ellingwood Use Permit Application

This matter will be considered by your Body at 5:20 p.m. on April 11, 1979.

REQUEST

The Zoning Administrator has received a Use Permit request from Mr. Francis Ellingwood for a 17 acre parking lot adjacent to and northerly of the Red Barn Flea Market. The Zoning Administrator has continued his action on this matter and is asking for the Planning Commission's recommendation.

THE PROPOSAL

Mr. Ellingwood has applied for a Use Permit for a 17 acre parking lot (950 spaces) adjoining the "Red Barn" flea market property. The flea market property is presently zoned C-2-P (General Commercial) and is approximately 15 acres in site. If the parking can be relocated to adjoining property, the C-2-P portion would further developed for various general commercial uses.

BACKGROUND

The flea market has been in operation for several years. Saturdays and Sundays are the main days of operation with Sundays drawing large crowds. On Sundays, particularly in the spring and summer, the facility is very crowded and existing parking facilities are barely adequate. A Use Permit was recently approved by the Zoning Administrator for an expanded parking area within the C-2-P District. Utilization of that additional space should provide adequate parking for quite some time.

PROBLEMS

In reviewing the Use Permit application, staff identified four problems of a significant nature. These problems were recognized by the Zoning Administrator in his referral action.

1. Traffic - The only access to the property is directly from U.S. Highway 101. Although substantial sight distance exists both north and south, both directions are on downgrades (southbound slight; northbound substantial) making slowing, stopping, and turning to enter the property difficult.

Exiting the property is equally difficult, all traffic must leave in a northbound direction. Merging with the highspeed traffic coming off the downgrade noted above is dangerous to all parties involved.

Further, if a person leaving wants to go southbound, he must proceed north to Cole Road and make a "U" turn into the fast lane of southbound traffic on 101.

Memorandum to Planning Commission
April 3, 1979
Page 2

2. General Plan Consistency - The North County General Plan designates the area as "Rural". Expansion of commercial facilities would not be consistent with that plan. The existing commercial zoning is non-conforming and should be allowed to remain, but expansion should not be permitted.
3. Growth Inducement - An expansion and development of the commercial use at this location would seem to give the area a "community center" nature and would undoubtedly bring requests for additional commercial zoning and uses. Requests for multiple units could also be anticipated. This area is not indicated as a community center, therefore, the expansion would change the entire character of the area.
4. Loss of rural residential land - The property for the proposed parking lot is presently zoned "N-1 Acre Minimum". The property in question, based on terrain would better lend itself to 1 acre development. There is short supply of land and zoning for one acre lots in North Monterey County and that land should be preserved for timely residential development.

ACTION

The Planning Commissions' action is to recommend an action to the Zoning Administrator.

RECOMMENDATION

It is the staff's position that the Planning Commission should recommend to the Zoning Administrator that:

- 1) The matter should be set for a land use hearing without making an environmental determination, and
- 2) That the Use Permit permit should be denied based upon traffic hazards, General Plan consistency, growth inducement, and possible loss of rural residential land.

DE/dg

Memorandum .

MONTEREY COUNTY

PLANNING DEPARTMENT

TO: Robert Stimson, Zoning Administrator

DATE: May 10, 1979

FROM: Dale Ellis *Dale*

SUBJECT: ELLINGWOOD USE PERMIT APPLICATION

On March 15, 1979, you received a staff report regarding the Planning Department's concerns on the Ellingwood Use Permit application. Those concerns were:

1. Traffic - The only access to the property is directly from U. S. Highway 101. Although substantial sight distance exists both north and south, both directions are on downgrades (southbound slight; northbound substantial) making slowing, stopping, and turning to enter the property difficult.

Exiting the property is equally difficult, all traffic must leave in a northbound direction. Merging with the highspeed traffic coming off the downgrade noted above is dangerous to all parties involved.

Further, if a person leaving wants to go southbound, he must proceed north to Cole Road and make a "U" turn into the fast lane of southbound traffic on 101.

2. General Plan Consistency - The North County General Plan designates the area as "Rural". Expansion of commercial facilities would not be consistent with that plan.
3. Growth Inducement - An expansion and development of the commercial use at this location would seem to give the area a "community center" nature and would undoubtedly bring requests for additional commercial zoning and uses. Requests for multiple units could also be anticipated.
4. Loss of residential land - The property for the proposed parking lot is presently zoned "N-1 Acre Minimum". Further the property in question, based on terrain would lend itself to 1 acre development. There is short supply of land and zoning for one acre lots in North Monterey County and that land should be preserved for timely development.

After additional review, staff still feels these concerns, particularly growth inducement and inconsistency, to be valid and should be weighed heavily in your decision on this matter.

Your action March 15 was to refer the matter to the Planning Commission for their recommendation.

On April 11, 1979, the Monterey County Planning Commission considered your referral regarding Mr. Ellingwood's Use Permit application for parking lot adjoining the "Red Barn" flea market in the Aromas area.

After receiving the Planning Department's staff report, hearing comments from the applicant's representative and hearing comments from residents in the area, the Planning Commission recommends:

1. That the Use Permit be approved, and
2. That the Use Permit be *conditioned* to require landscaping to lessen the visual impact of the proposed parking lot upon U.S. Highway 101 and
3. That the Use Permit be conditioned to require that the existing "C-2-P-V" (General Commercial) Zoning District be reclassified to some other zoning district that would provide for substantially more control over commercial development than presently exists. The exact district the "C-2-P-V" property is to be reclassified to is to be worked out between the Zoning Administrator and the applicant, but the reclassification is to include a "D" or Design Control designation.

/nm

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department
Division of Highways
Air Pollution Control Board

Department of Public Works
Water Quality Control Board

DEPT. OF TRANSPORTATION ✓

FROM: Chris Adamo

DATE: February 23, 1979

We would appreciate your Department's recommendations on the following application prior to Environmental 3/15/79; Public Hearing 4/12/79

APPLICANT: Francis Ellingwood ZA-3629

TYPE: Use Permit

REQUEST: Parking lot

LOCATION: Aromas

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

see attached letter dated 3-28-79

SIGNATURE

DATE

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FRANCIS ELLINGWOOD (ZA-3629)

APPLICATION: Public hearing to allow a parking lot
ZONING: "N-J-1 Ac. Min. Bldg. Site" (Rural
PROPERTY DESCRIPTION: Portion of Lot 23, Carpenteria Rancho,
Aromas area, fronting on U.S. Highway 101
APPEARANCES: Mr. Lawry, representing Mr. Ellingwood

Discussion concerning whether or not Mr. Ellingwood had posted notices of Zoning Administrator hearing -- Mr. Lawry stated Mr. Ellingwood had posted the notices so Zoning Administrator Slimmon stated the hearing could be conducted.

Slimmon explained the application. Stated the matter was referred to the Planning Commission informally. The Commission felt it was a land use condition. Slimmon also indicated he did not participate in the Planning Commission discussion on the item.

Slimmon then read a staff report on the application; Public Works conditions; Advisory Committee letter recommending denial; CALTRANS letter; Ronald Ragan letter; Jean Scollard letter; W. R. Coffman letter; George Thompson letter.

Slimmon further stated that when the matter was referred to the Planning Commission and the matter of consistency was brought to their attention, the Commission felt it was a use that was existing on the property prior to the "C2" zoning and that it did comply.

If the Use Permit on the parking lot is approved, a substantial increase in the commercial district could take place. The concerns of the Commission did not necessarily object to the expansion but wanted to be able to see the development.

"N" District does allow a parking lot. Application is therefore proper -- if application is just for the parking lot.

Planning Commission felt "C2" would be an opportunity to get a handle on what is happening.

Slimmon stated he would grant the permit subject to the recommended conditions of CALTRANS, Public Works, landscape screening along Highway 101, plans to be approved by the Director of Planning; maintenance of landscaping; lighting plan to be approved by the Director of Planning; property owned by Mr. Ellingwood now located in the "C2" Zone be reclassified to "H-1" Zoning; and that applicant request rezoning of "C2" property into an H-1-P-D B4 District.

Negative Declaration adopted.

DRAFT EXCERPT
May 10, 1979
bev

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MONTEREY COUNTY

PLANNING DEPARTMENT

(408) 422-9018 - P. O. BOX 1208 - SALINAS, CALIFORNIA 93902

E. W. DeMARS
DIRECTOR OF PLANNING



September 28, 1981

Mr. Francis Ellingwood
1000 Highway 101
Aromas, California 95004

RE: Parcel Numbers 141-013-07 & 45
ZA-3629-D & 3567-D; I-273; 81-127

Dear Mr. Ellingwood:

By action of the Zoning Administrator you were granted Use Permit ZA-3629-D to allow a parking lot on parcel number 141-031-07 and ZA-3567-D to allow a parking lot on parcel number 141-013-45.

The former parcel is located in a rural zoned district. Neither the above Use Permit nor Section 23.4 Monterey County Zoning Ordinance 911 allows for sales on that parcel. You must discontinue the use of the area for all display and sales activity.

The latter parcel is zoned general commercial only along the highway frontage with the back portion in a rural zoning district. Use Permit ZA-3567-D does not allow a parking lot use of the rural zoned portion of this property. Such use must be discontinued.

Please contact me if you have any questions concerning these requirements.

Sincerely,

CAROLYN C. ANDERSON
Planning Investigator

cc: Planning Technicians
John Knight, Department of Building Inspection
Files ZA-3629-D and ZA-3567-D

CCA/eam

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