

PD080726

Hearing Date: June 26, 2009

Exhibit B

Excerpts from earlier files (Document pages numbered 1-145, found referenced in Exhibit A), including the following:

1. ZA-3117 (April 14, 1977) [Pgs 77-90]
2. ZA-3567-D (November 30, 1978 [Pgs 91-104]
3. ZA-3629-D (May 10, 1979) [Pgs 105-144]

EXHIBIT B

Use Permits to follow for: Red Barn Project - PD080726 -

*Hearing Date: June 26, 2009
Planning Commission*

<i>Use Permit Number</i>		<i>Approved on:</i>
1	ZA-505	March 27, 1969
2	ZA-767	October 29, 1970
3	ZA-846	April 29, 1971
4	ZA-1047	March 30, 1972
5	ZA-1507	August 30, 1973
6	ZA-2449	August 28, 1975
7	ZA-2880	Approved in 1976
8	ZA-3117	April 14, 1977
9	ZA-3567	November 30, 1978
10	ZA-3629	Approved in 1979

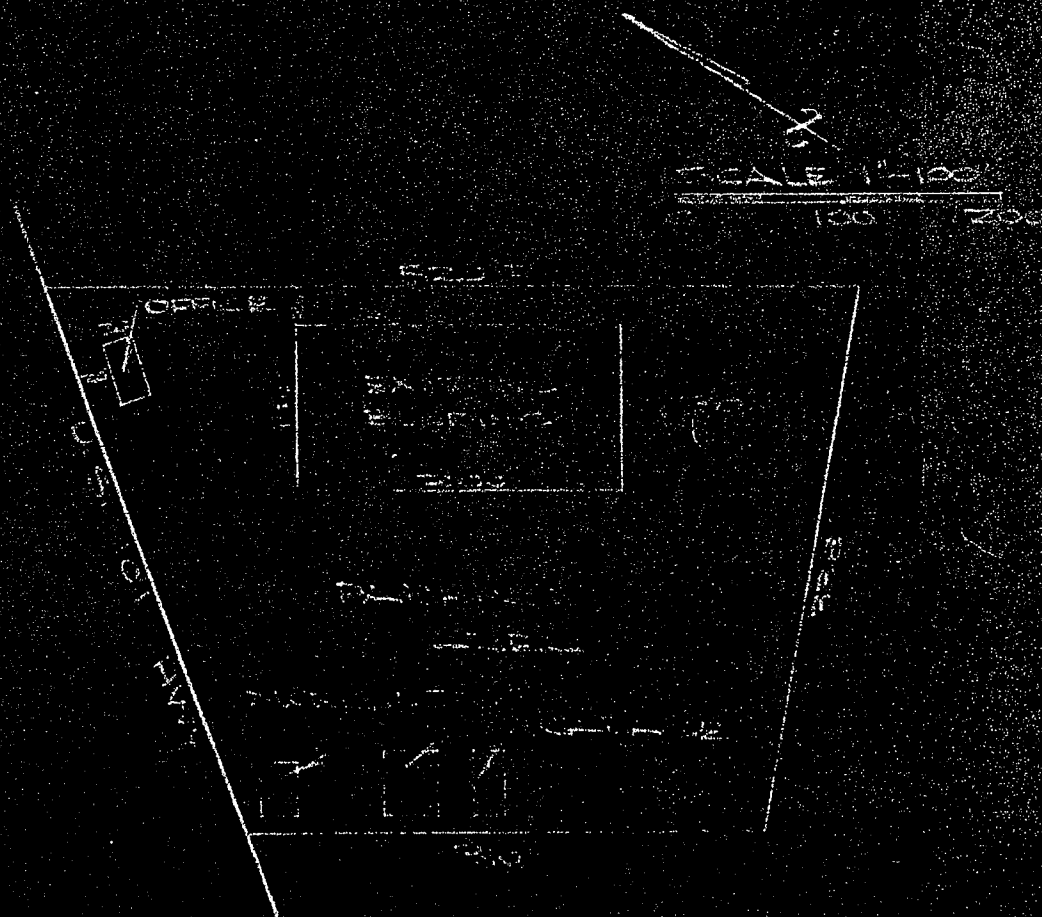
DECISION NO

ZA-505

ATTACHMENT

USE PERMIT

SALE OF SECOND HAND GOODS AUCTION HOUSE



1. THE PROPOSED USE IS COMPATIBLE WITH THE ZONING REGULATIONS.
 2. THE PROPOSED USE IS NOT IN CONFLICT WITH THE ZONING REGULATIONS.
 3. THE PROPOSED USE IS NOT IN CONFLICT WITH THE ZONING REGULATIONS.
 4. THE PROPOSED USE IS NOT IN CONFLICT WITH THE ZONING REGULATIONS.

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-505

In the matter of the application of
Richard Swinscoe

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 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

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: *X*

DATE: *APR 19, 1969*

FROM:

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

APPLICANT: *U*

TYPE: _____ REQUEST: _____

LOCATION: _____

DEPT. COMMENTS:

DEPT. RECOMMENDATIONS: 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.

FILE COPY
DO NOT REMOVE

325-69

Mon-101
PM 10:2

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. Weinscoe (4A-505)

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

LOCATION: North County

DEPT. COMMENTS: As you probably know already, the construction of RT101, north
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 on the scenic highway system from Prunedale 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 Swinlowe 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 portion of Lot 37A, Carpenteria Ranch, 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. Adams*

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:

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. 212, 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, 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

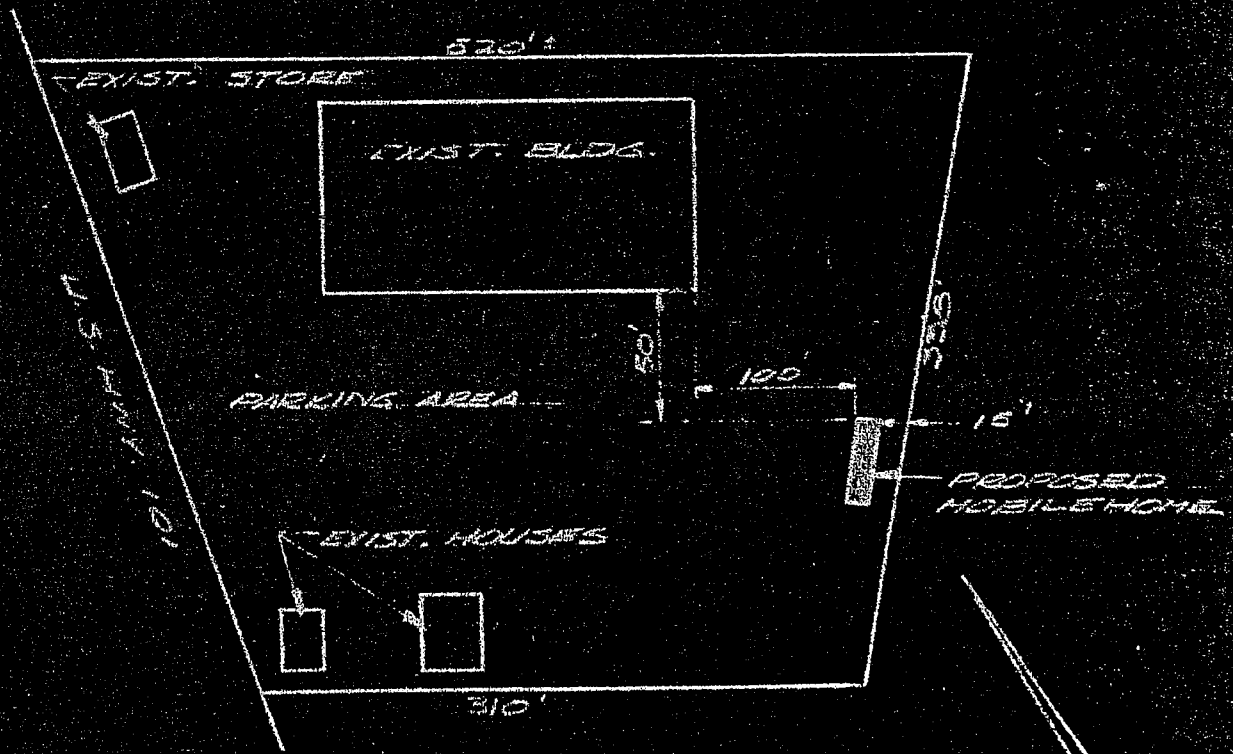
Mar. 14, 1969

FILE COPY DO NOT REMOVE

DECISION NO. 7A-767 USE PERMIT

MOBILE HOME

C-2-P



LOCATION:
A3325 MAP
CARPENTERIA RD.
LOT 37A
E9AC.

NO SCALE
0

APPLICATION FOR USE PERMIT

3217
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 H. 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 HOUSES, A SMALL GARAGE, AND A LARGE
ALUMINUM STORE BUILDING NOW OPERATING AS AN INDOOR
Flea 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:

PLOT PLAN

STATEMENT AS TO NEED

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

STATIONER'S STATION, 1000 HILL TOP, ARBUTUS CIRCLE, 95004

at

Phone No. 724-7199

WATSONVILLE

SALINAS

922-1271

Dated: OCTOBER 8, 1976

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

Francis H. Ellingwood
Frances H. 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.

31 A

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 Carpentaria 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 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 3/A, Assessor's map Carpenteria Rancho, North County area, fronting on and south of U. S. Highway 101.

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

OCTOBER 23, 1970

at the hour of 7:15 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

(011)

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, 1972.

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-767

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 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.

APPROVED AND FORWARDED this 29th day of October, 1970.

APPLICATION FOR USE PERMIT

JL-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

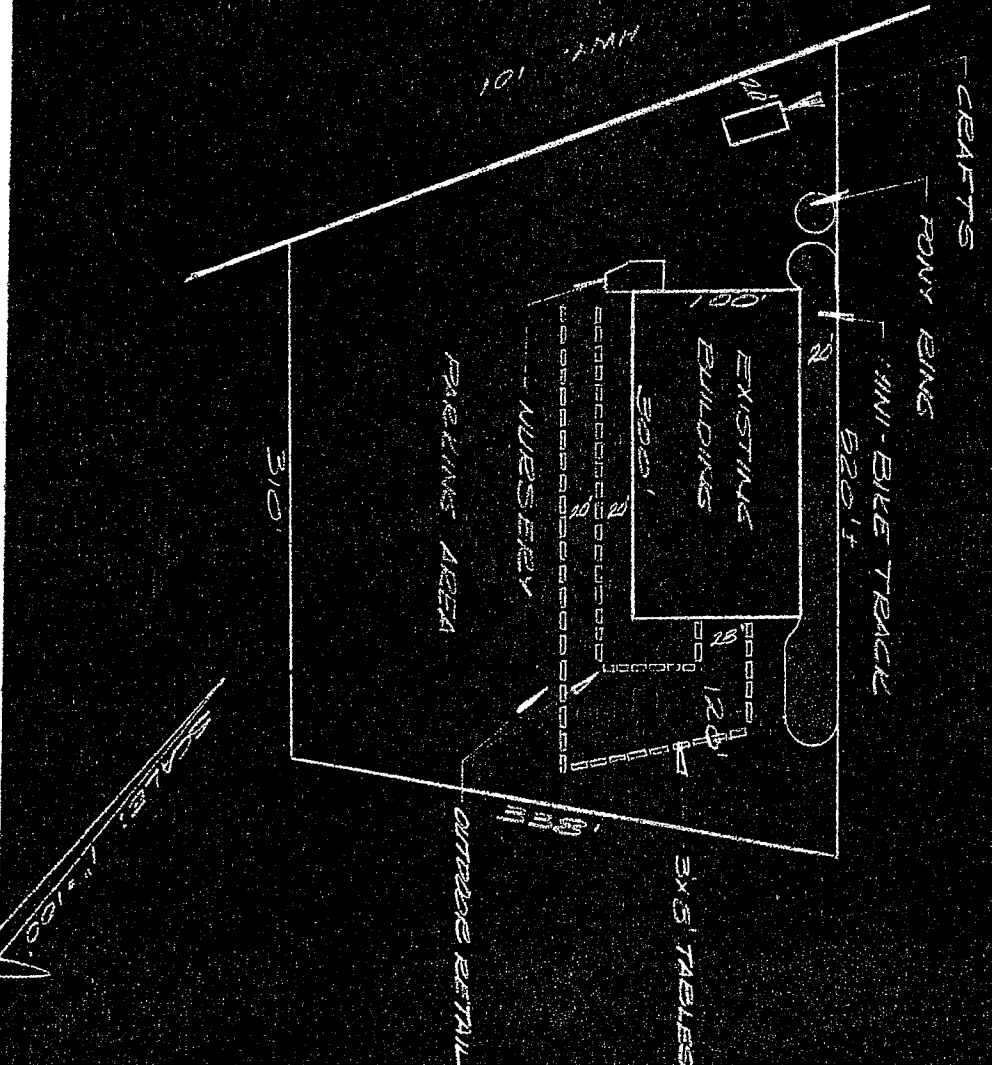
Dated: April 5, 1971, at Salinas, California.

ZA-846

USE PERMIT

OUTDOOR RETAIL SALES, PONY BUNG, MINI-BIKE TRACK
"C-3-P"

LOCATION:
LOT 37A, CARPENTERIA BO.
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.

ALL COPY
COPIES REMOVE

ROBERT STIMMON, 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.

Charles Wallace

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, Carganeria 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 23, 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 Division of Highways DATE: April 15, 1971

FROM: Stan Phillips

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

APPLICANT: Francis Kinnaman (2A-516)

TYPE: Use Permit REQUEST: Outdoor rental sales, snow tires, 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

1/26/71
DATE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: - Health Department Road Department Division of Highways DATE: April 15, 1971
FROM: Stan Phillips MCM-101-1061

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

APPLICANT: Francis Ellingwood (Z-446)

TYPE: La Parcel REQUEST: Autumn rainfall system, road sign, and bike rack

LOCATION: North County Stg

DEPT. COMMENTS:

DEPT. RECOMMENDATIONS:

We recommend that driveway entrances be located opposite the San Joaquin Waterworks Road. This relocation will allow for safer traffic flow entering and leaving the Ellingwood property. We feel that the current locations might lead to confused traffic leaving the Ellingwood property bound for the San Joaquin Waterworks Road.

4-22-71

EX COPY
DO NOT REMOVE

SIGNATURE

DATE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

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

FROM: Stan Phillips

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

APPLICANT: Francis Ellingwood (2A-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.

FILED
APR 15 1971
COUNTY CLERK

Stan Phillips
SIGNATURE

4/15/71
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.

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

(Part 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.

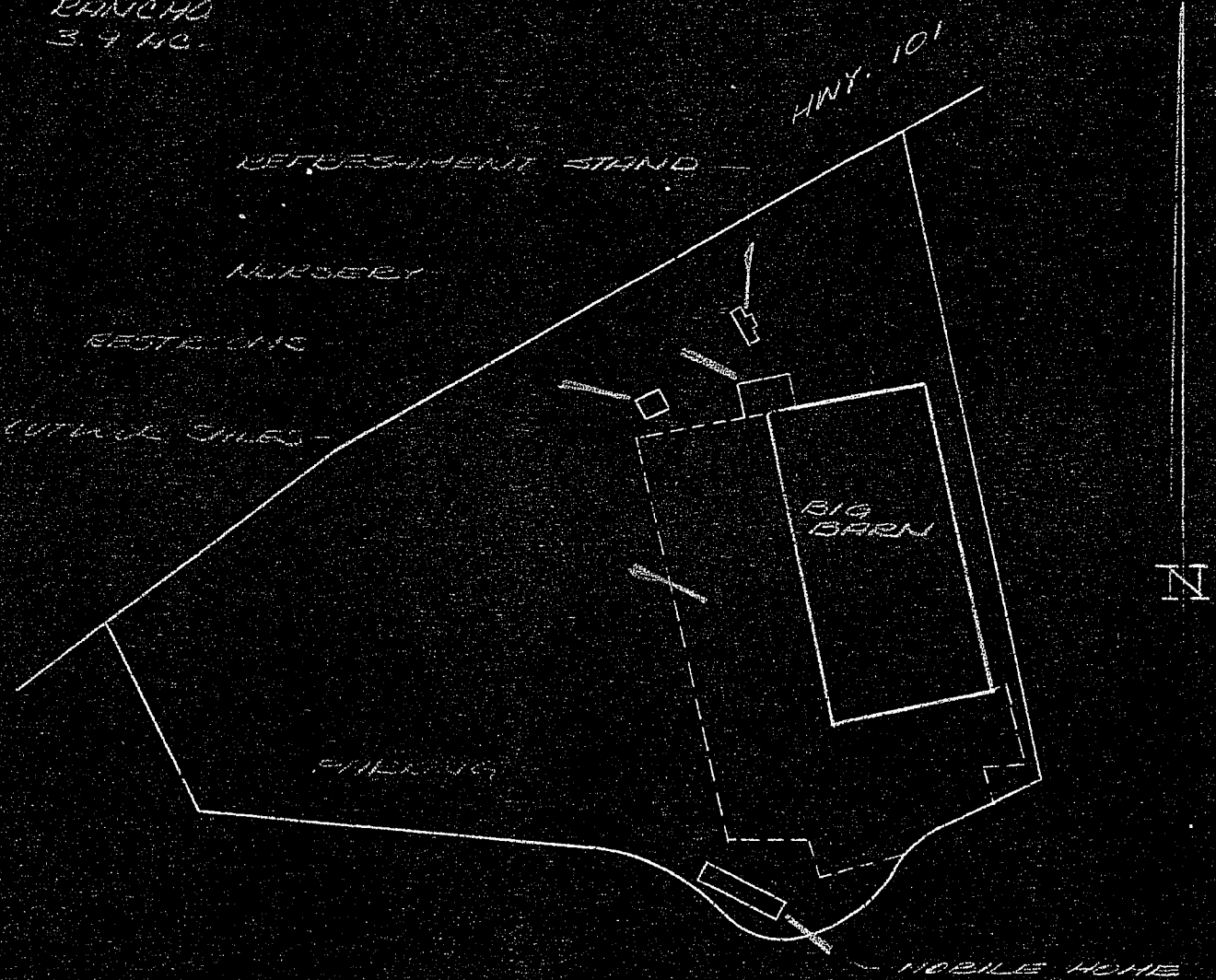
Dated: _____, at _____, California.

ZA-1047

USE PERMIT

OUTDOOR KATHIN, GROUND 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
P.S.

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 on Mar. 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:

FROM

Mon-101-1011

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 Easement permit from Div. of Highways.

*Hi Pope
5-23-72*

DEPT. RECOMMENDATIONS:

SIGNATURE

DATE

MEMORANDUM

PLANNING COMMISSION
MONTEREY COUNTY

TO: Health Department ✓
FROM: Secretary

DATE: March 15, 1972

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 brining and keeping this establishment free of sanitation problems.

DEPT. RECOMMENDATIONS:

NONE

FILED
DO NOT REMOVE

W. Randall
W. RANDALL

SIGNATURE

3/28/72
DATE

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, *Per*
Pages 16 & 17

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

APPLICATION FOR USE PERMIT

LA 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 Y. 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 FRUIT fruit and produce stand - TRUCKS 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

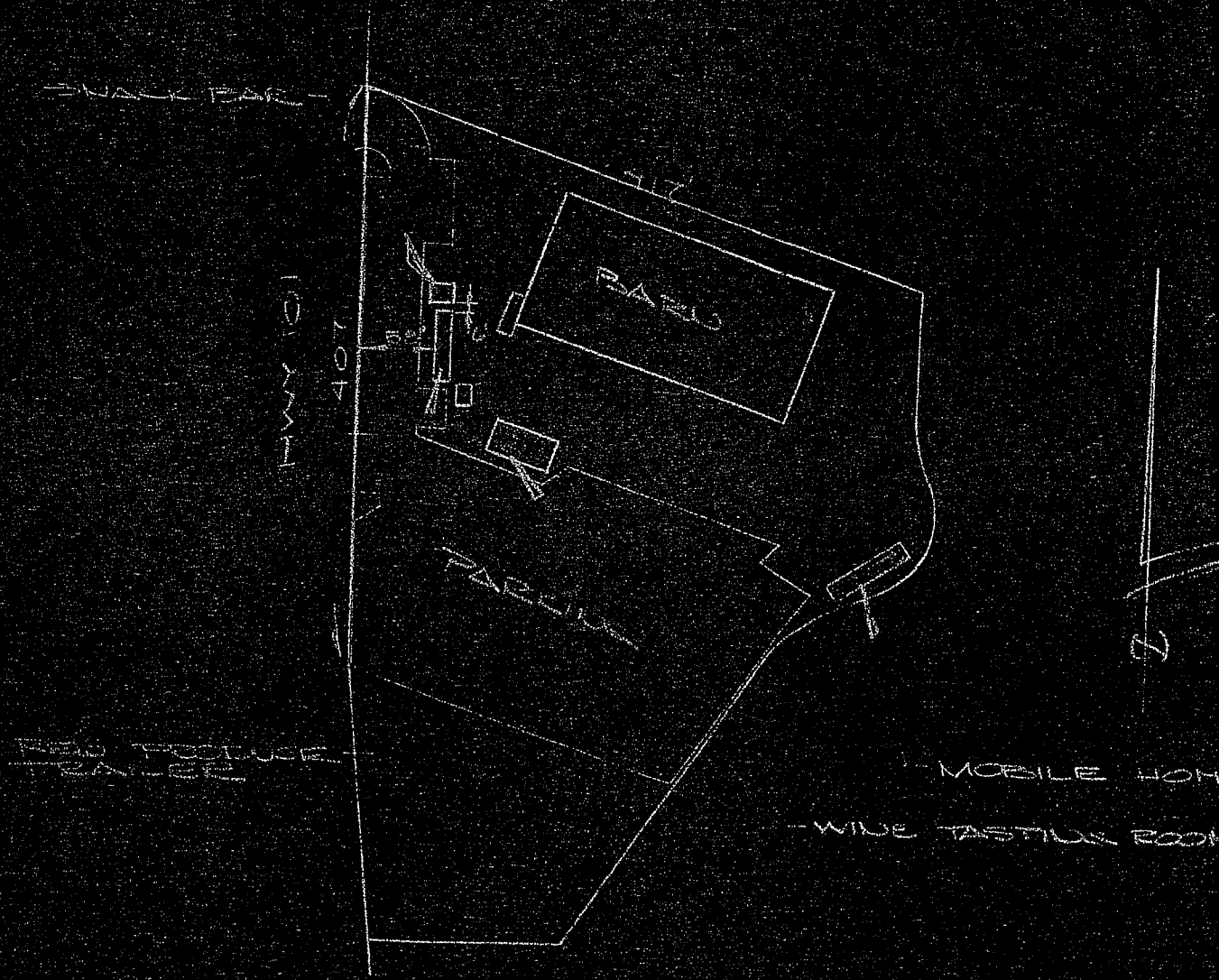
RECEIPT NO. 22751

ZA-1507

USE PERMIT

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

LOCATION
LOT 37A
CARPENTERIA RANCHO



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:

check

- () 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. 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)

Address: 1000 HWY 101 - AROMAS

Phone: 422-1271

Date of Filing: _____

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, definitive 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: Willingood - Permit
Address: Stagecoach Station City: _____ County: _____ Zip: _____
1400 S. 1st Ave. Area Code: _____ Phone: _____ Ext.: _____
Contact Person: _____

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 7A-15-07
File Reference

DECISION NO. 77-1507
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 proposed project located at 771 Capitola Road, Capitola, California, and

WHEREAS: Said Zoning Administrator has considered the Assessment of Environmental Effect filed by [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 Project Title	Zoning Administrator		
Francis Ellingwood - Use Permit	City	County	Zip
Stagecoach Station 1000 U.S. 101 Hwy	Aromas	Monterey	95004
Contact Person	Area Code	Phone	Ext.
Francis Ellingwood	408	422-1271	

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

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

Original Location City	Project Location County		
	North County		
Approval	Conditional Approval	Disapproval	
AUG 30 73	X		
Decision Date	Date		
	July 27, 1973		
Proposed	Date of Completion		
YES NO X			
Particulars	Extenuating Factors		
NO X			

Filed with County Clerk when	APR 4 1973	ZA-1507
Project is completed on	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 of land 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 STENNON, 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.

Signature

No.

Notice of Public Hearing

Francis Ellingwood, Aromas, UP

NOTICE OF PUBLIC HEARING (Aromas 2:23)

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

43-114-007

PLANNING COMMISSION
MONTEREY COUNTY

TO Road Department

DATE July 13, 1973

FROM Stan Phillips

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.

S. G. W. J. K.

Phillips

DATE

7-19-73

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 your 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 northern 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 driveway on State Highway 101, which is the southerly portion of the property.

This matter was 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 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 fencing 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 operation for the time being and is changing the location of the produce stand within the required setback area.

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

23 3/4
10/17

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 would like to close that access.

Mr. Naslund responded 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 no comments 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 Mount Zion Zoning Ordinance No. 911, do apply to the subject property; therefore, 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.

8/15/77
1/19/78

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.

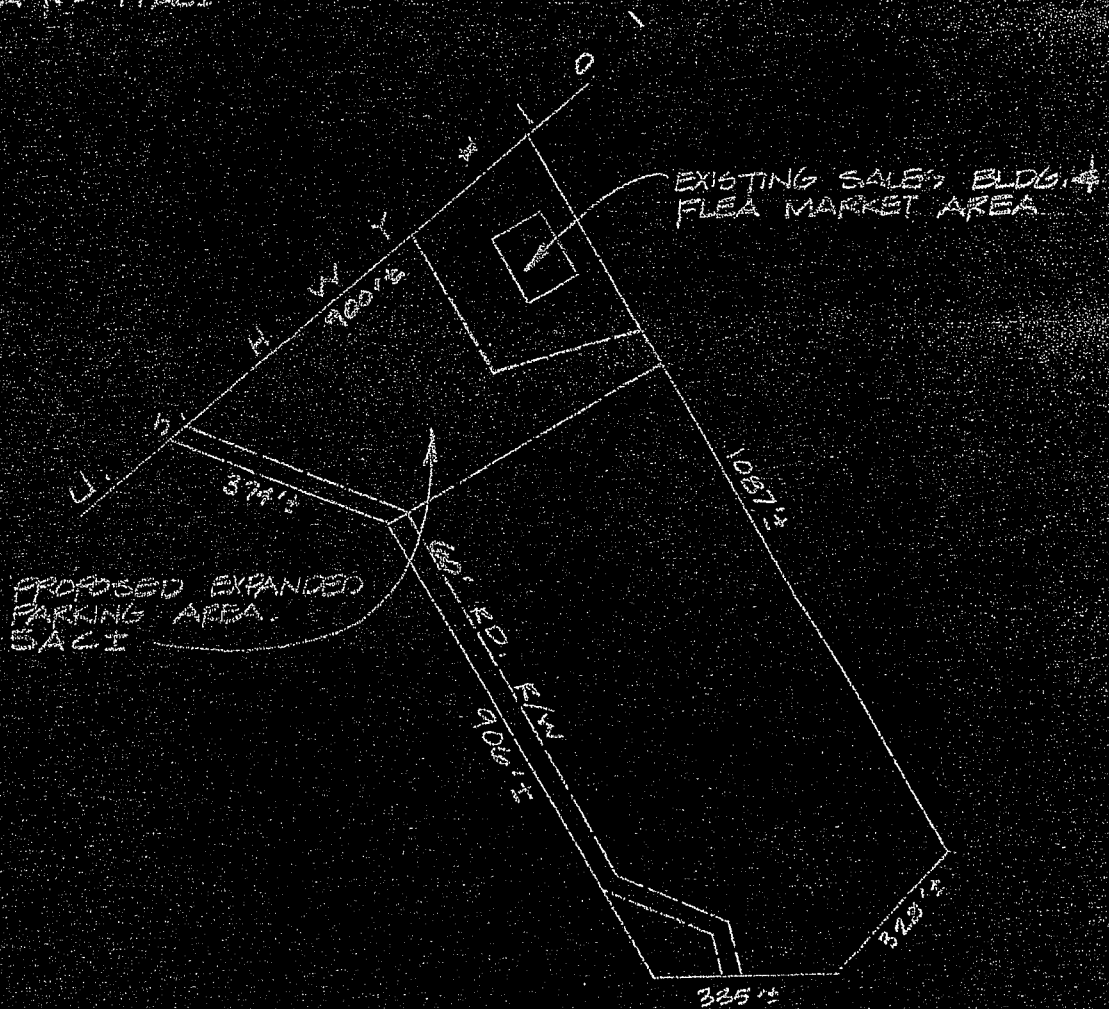
ZA-2449

USE PERMIT

PARKING LOT

C-2-P

LOCATION:
FOR LOT 37 & LOT 24
CARPENTERIA RS. 19 AC±



ELLINGWOOD

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 *See P. Vossler* 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. 10B

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: Arenas, 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 7 day of July, 19 75.

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

- | | <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.

2A-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 EASTERN SIDE OF US HWY 101 IN NORTHERN MONTEREY COUNTY. THE SITE IS BEING USED FOR WIDE TASTING, ANTIQUE SHOPS AND FLEA MARKET BUILDINGS. BIG RED BARN, WIDE 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:

~~ATTACHED~~ 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-2449

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. Hayes
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: _____

If 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

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 congestion

MEMBERS VOTING FOR: 4

MEMBERS VOTING AGAINST: 0

ABSENT: 3

Charles G. 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 ✓
Division of Highways
Air Pollution Control Board
Department of Public Works
Water Quality 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: Monterey Planning Department

DATE: 7/28/75

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:



[Signature]
SIGNATURE

7-28-75
DATE

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 50' right of way be fenced to prohibit use of the parking lot subject to the approval of County Surveyor.

SIGNATURE

[Handwritten 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: Eric E. 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 E. Planning Technician II

TYPE: Use Permit

REQUEST: parking lot

LOCATION: Arroyo

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

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

SIGNATURE

DATE

7-17-75

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.

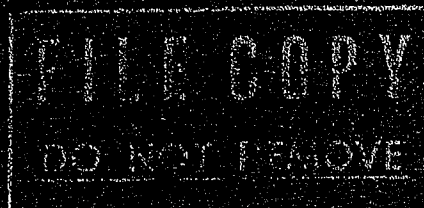
The Zoning Administrator stated that a Negative Declaration had been filed on the project, and noted that no objections to the filing were received.

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 26, 1975
Vicki



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.

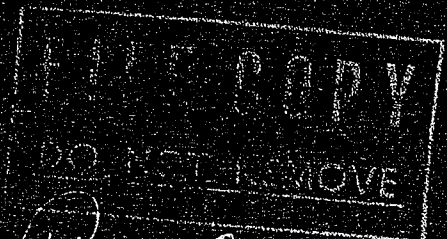
Discussion:

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.



Page 8
July 31, 1975
Micki

COUNTY OF MONTEREY
STATE OF CALIFORNIA

NOTICE OF DETERMINATION

RESPONSIBLE AGENCY

County of Monterey

DECISION MAKING BODY

Zoning Administrator

PROJECT TITLE

Francis A. Ellingwood

ADDRESS

1000 Highway 101

CITY

Aromas

COUNTY

Monterey

ZIP

95004

CONTACT PERSON

Michael E. Hays, Senior Planner

AREA CODE

408

PHONE

422-9018

EXT.

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:

August 28, 1975

APPROVAL

CONDITIONAL APPROVAL

DISAPPROVAL

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 '75

DATE FILED

7/25/74

64

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

COUNTY OF MONTEREY

DECISION MAKING BODY

Zoning Administrator

PROJECT TITLE

Francis A. Ellingwood

ADDRESS

1000 Highway 101

CITY

Arcamas

COUNTY

Monterey

ZIP

95004

CONTACT PERSON

Michael E. Nays, 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 en-vironmental goals.
- (c) That said project will have no cumulative effect upon the environment.
- (d) That said project will no. 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, Arcamas area, fronting on and easterly of U.S. Highway 101, for parking lot.

PROJECT LOCATION:

Arcamas

TIME PERIOD PROVIDED FOR REVIEW:

AUG 14 '75

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.

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 ELLINGWOOD

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, Arcmas 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,

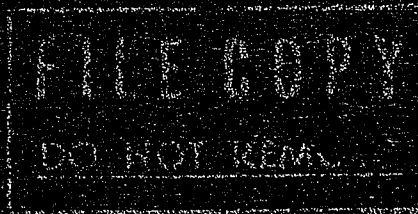
FINDINGS OF FACT

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.

vst

PLANNING

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, 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

FILE COPY
DO NOT REMOVE

Filed
8-12-75
RS

For Additional Information Contact:
Monterey County Planning Department
Courthouse, Salinas, Phone 422-9015

8/7/75
vat

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 at Salinas, California.

[Handwritten 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 Stimmann, Jr.
Zoning Administrator

Aug. 13, 1975 (E885)

EXACT COPY
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PROOF OF PUBLICATION

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

No. _____

(Above space for filing stamp)

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 California; 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

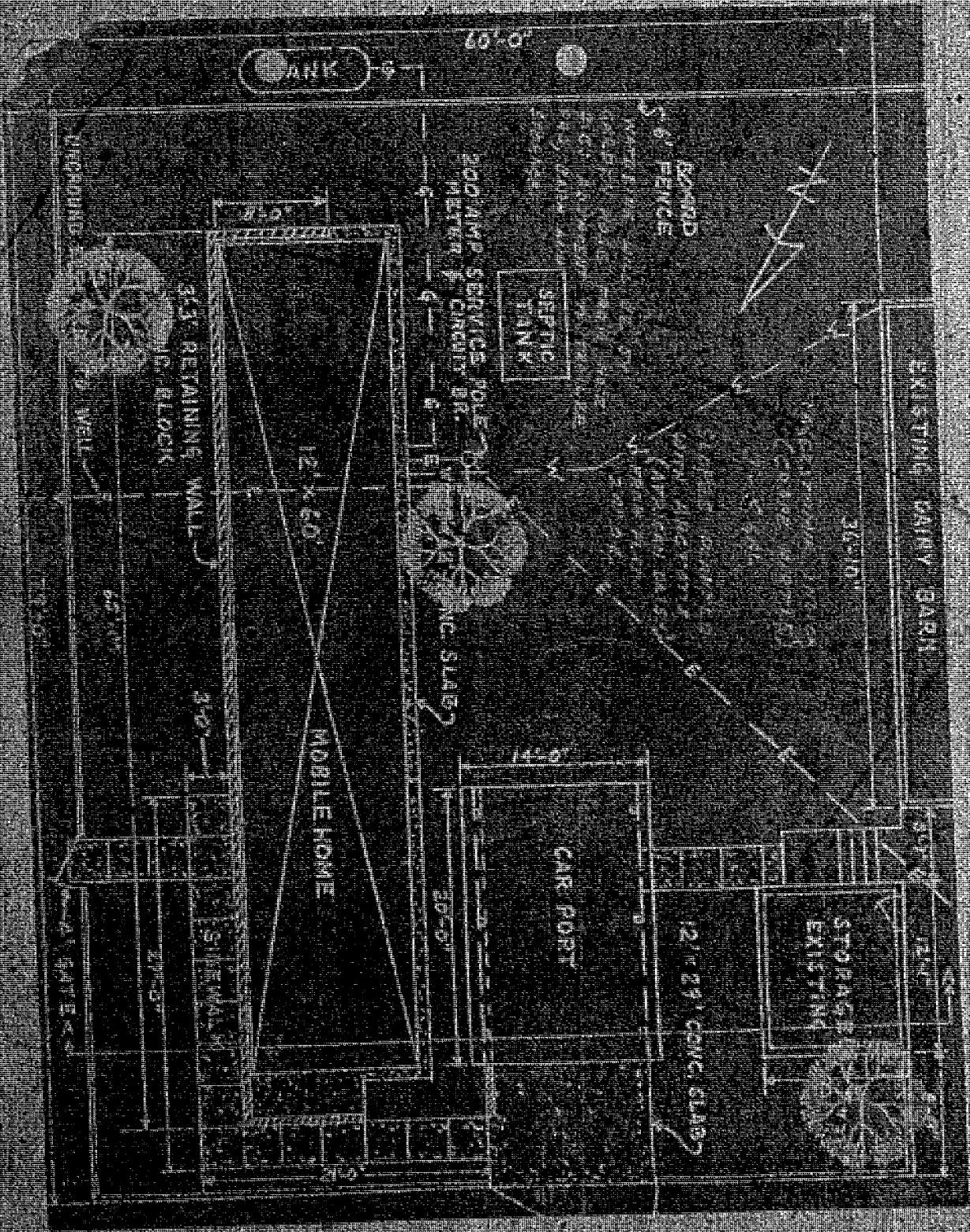
I certify under penalty of perjury that the foregoing is true and correct, at Watsonville, California, on

the 18th day
 of August, 1955

James D. Broedlow
 (Signature)

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 2489) 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 26, 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
 4762 — Aug. 18.

COPY
 FILED
 REMOVE



ROBERT ELLISTON, 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 32 of Ordinance No. 911, the zoning Ordinance of the County of Monterey, and states as follows:

That FRANCIS A. & FRANCIS 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. S. E. OF
THE BIG RED BARN AND THAT PROPERTY LYING SOUTH
AND EAST.

Assessor's Parcel No.: 141-012-05, 141-012-04 AND 141-012-11

That said real property is located in a C-2B AND N-LACMIN zoning District.

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

MOBILE HOME SITE

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

WE REQUEST PERMISSION TO MOVE MOBILE HOME FROM
EXISTING LOCATION OF SALES AREA IN C-2B ZONE
TO PROPOSED LOCATION IN ^{RELOCATION} ~~C-2B~~ ZONE.

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

Name: A. L. ELLINGWOOD

Address: 1000 HWY 101 City: ARMAS 95004

Phone No.: 422-1271 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: 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: _____ at _____, California

BY: 725 AGENT: _____

RECEIPT NO. 40123

FILE COPY
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ASSESSMENT OF ENVIRONMENTAL EFFECTS
(INITIAL STUDY)

NOTE: Section to be filled out by the Applicant.

PROJECT IDENTIFICATION

1. Project identification or name: *STANFORD STATION*

2. Applicant name, address and telephone number of person to be contacted concerning this project:
Franklin A. [unclear]

3. Type of application:
USE PERMIT

II. DESCRIPTION OF THE PROPERTY

1. Briefly describe the location of the property:
*NUMBERED HUNTERS QUARTY EAST OF US 101 HWY
OPPOSITE WATSONVILLE - IN SAN JOSE*

2. Assessment Parcel Number: *141-013-00, 141-013-01, 141-013-02*

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

4. Front and back acre of the property: *1.66 ACRES*

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

LARGE RED BARN (CONTAINING CROPS)
WINE TASTING ROOM (A SEPARATE BLDG.)
SNACK BAR
2 BRIDGES
1 FARM BARN / DAIRY SHED
1 MOBILE HOME

FLAT LAND NEAR HWY
CREEK AT REAR
HILL BEHIND CREEK

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

AGRICULTURE
COMMERCIAL

7. 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 OF LIES

6. Will the project require the placement of structures, roads, or fill on a cross slope of 30% or greater?
N/A

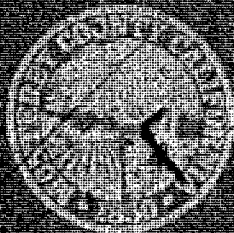
7. Will cuts be made on cross slopes of 30% or greater?
N/A

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

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

FILE COPY
DO NOT REMOVE

ROBERT ELLMON, JR.
COUNTY ADMINISTRATOR



STATE OF CALIFORNIA
COUNTY OF MONTEREY

DEF. 74-1057
74-3449

APPLICATION FOR USE PERMIT

The undersigned hereby applies for a Use Permit, in accordance with Section 52 of Ordinance No. 211, The Zoning Ordinance of the County of Monterey, and states as follows:

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

SOUTHERN PART OF MONTEREY COUNTY, PART OF HWY 101 AND OPPOSITE
WATSONVILLE SAN JUAN ROAD, SITE OF THE SVL B&B BANK AND BEAT
PROPERTY LYING SOUTH AND EAST.

Assessor's Parcel No. 101-013-01, 101-013-02 and 101-013-11

That said real property is located in a C-2-P zoning district.

That I request a Use Permit to allow the use of the following property use:
CONTAINER USE

INDOOR AND OUTDOOR RETAIL SALES OF NEW AND USED RECREATION, BEER, B&B,
SMALL FISH BAR AND B&B TASTING AND GALLER.

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

WE DEFEND THE COUNTY'S RESOURCES TO CONTINUE OUR BUSINESS OPERATIONS
AT THE RATE IN THE PAST YEARS. WE WILL CONTINUE TO INVEST TO
IMPROVE OUR SERVICES AND OUR SOCIAL REPUTATION.

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

Name: F. A. or P. A. WILSON
Address: 1000 HWY 101 City: ORANGE
Phone No.: 432-1271 Dated: March 20 19 75

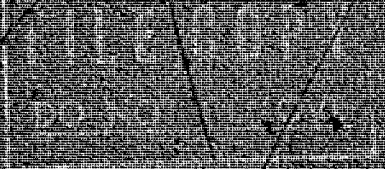
I certify under penalty of perjury that the foregoing is true and correct. Subscribed at ORANGE, California, this 20th day of MARCH, 19 75.

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 this application and that it is true and correct.

Dated: _____ at _____ California.
Agent: _____

PERMIT NO. 74-105



ASSESSMENT OF ENVIRONMENTAL IMPACT
(INITIAL STUDY)

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

Project Identification of Name:

STEELECASH STATION
PA Hillgrove and PA Hillgrove

Owner Name, Address and Phone Number:

PA Hillgrove and PA Hillgrove
1000 Hillgrove
San Jose, CA 95128

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

I 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 San Jose, California, on 2/28 day of

March, 1987

[Signature]
Applicant's Signature

[Signature]
Agent's Signature

Date of Filing: _____

Address: 282 Hillgrove, San Jose

Phone: 415-354-1111

Staff Notation (S/N)
FILE NO. 1111
CO. 1111

ASSESSMENT OF ENVIRONMENTAL EFFECTS
(INITIAL STUDY)

NOTE: Section to be filled out by the Applicant.

I. PROJECT IDENTIFICATION

1. Project identification or name.
SLACK CANYON STATION
2. Applicant's name, address and telephone number of person to be contacted concerning this project.
*Ed Ellingwood and E. D. Ellingwood
1000 Hwy 101, Arroyo, CA 92009
435-1511*
3. Type of application.
Use of land (contaminated)

II. DESCRIPTION OF THE PROPERTY

1. Briefly describe the location of the property.
*Northwest part of the county, east of Hwy 101 and opposite
Lesterville. In same block as of the big lot there and
that property being sold last year.*
2. Assessor's Parcel Number.
APNs are 141 212 05 and 2103-11
3. Size of the property (acres or square feet).
Approx 24 acres.
4. Present and past uses of the property.
*Industrial and outdoor retail uses. There are used now including
Beer Bar, Snack food bar and auto detailing and car wash.*



6. Will the project require the placement of structures, roads or fill on a cross slope of 10% or greater?

no

7. Will cuts be made on cross slopes of 10% or greater?

no

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

no

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

no

EXHIBIT COPY
12/1/78

HERBERT SLIPFORD, JR.
ZONING ADMINISTRATOR



COUNTY OF MONTEREY
STATE OF CALIFORNIA

NO. 23-2112

AP # 141-012-04, 05 and 11

FINDINGS AND DECISION

In the matter of the application of
FRANCIS ELLIOTT

for a Use Permit in accordance with Section 52 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow an indoor and outdoor asphalt roller on lots and parcel numbers 016, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 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985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

case 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 on building applied for will not under the circumstances of this particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare or require rezoning or zoning in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECTS. /AI

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

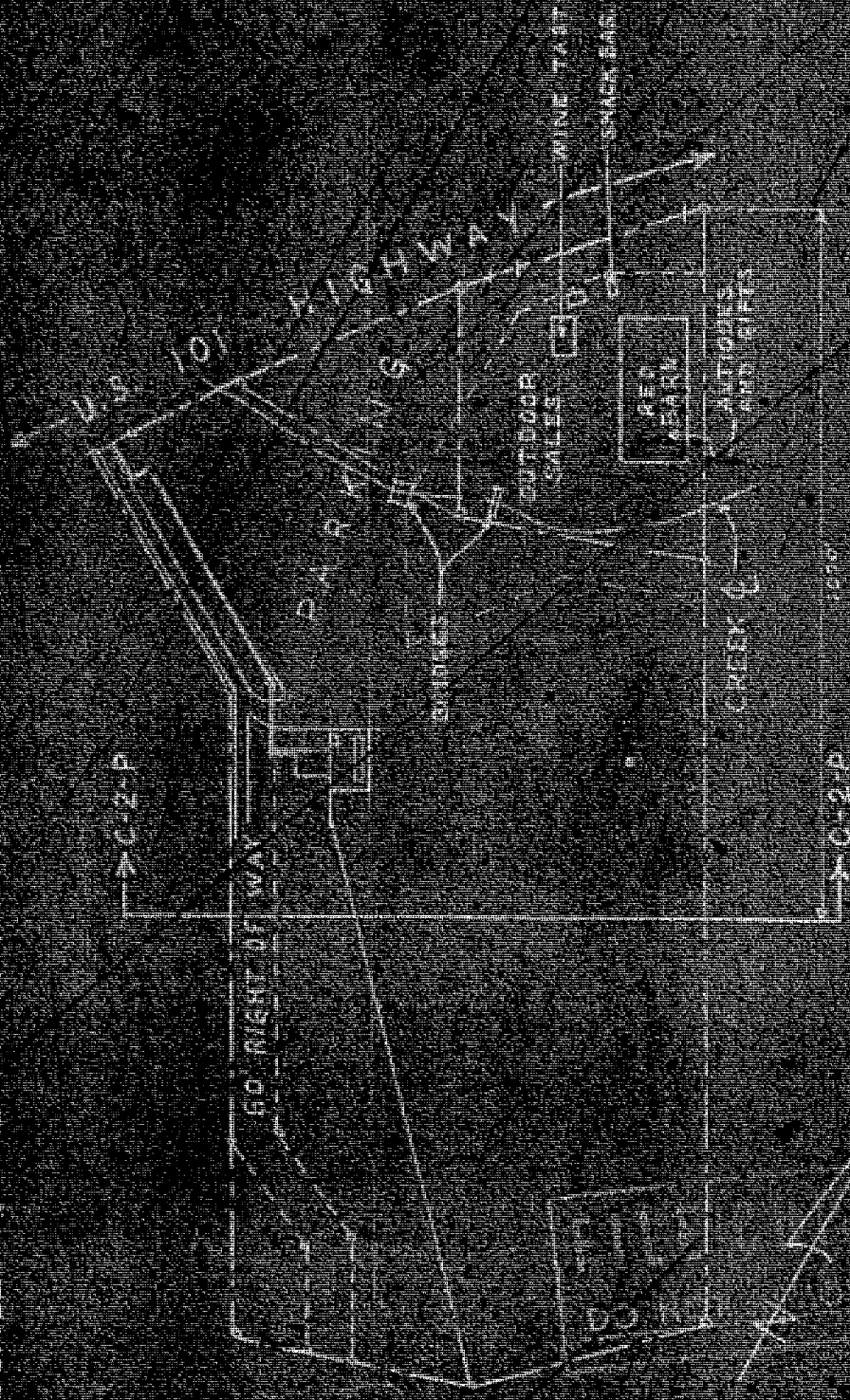
PASSED AND ADOPTED this 14th day of June 1977.

HERBERT SLIPFORD, JR.
ZONING ADMINISTRATOR

SITE - USE PLAN

FA 4 FM ELLINGWOOD - OWNERS

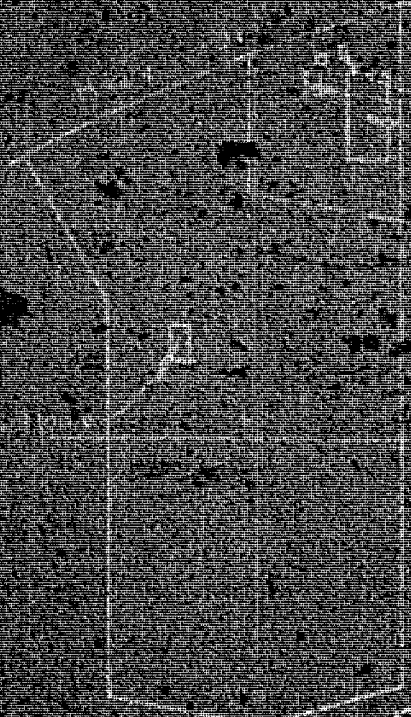
SCALE 1" = 200'



SECRET

ZAG

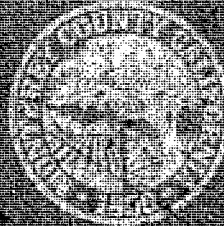
US PERMIT



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DO NOT

NOTICE OF PUBLIC HEARING

MONTEREY
COUNTY



PLANNING
DEPARTMENT
ZONING OFFICE

NOTICE OF PUBLIC HEARING

(Address omitted)

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 ELLIOTTSON (2A-3117)** for a Use Permit in accordance with Section 12 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow *indoor and outdoor retail sale of food and beverages, food bars, snack food bars and wine selling and tasting* on a portion of Lot 29 and Lot 375 and the 3 of Lot 774, *Guaymasville, Fresno, Fresno area, fronting on the westerly of U. S. Highway 101*.

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

April 14, 1977

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

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

3-24-77
P. B. NEW
SECRET

For Additional Information Contact:
Monterey County Planning Department
Courthouse, Salinas, Phone 422-2011

FILE COPY
APR 14 1977

PROOF OF PUBLICATION
(HOUSE C.O.P.)

This space is for Clerk's Filing Stamp

State of California
County of Monterey

I, a citizen of the United States and a resident of the County of Monterey, 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

of the County of Monterey, and I am the Publisher of the North County News and Courier, a newspaper of general circulation in the County of Monterey, State of California. That the notice in which the enclosed is a printed copy (not in type not smaller than ten point), has been published in accordance with the entire issue of said newspaper and not in any other newspaper 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 *March 29, 1977*
at *Marina, California*
C. T. Latham

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 B. Jernigan

hereby certify that the Woburnville Register Record
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
Woburnville, County of Santa Cruz, State of California;
and that I am the principal clerk of the printer of
said newspaper; that the

Notice of Public Hearing

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

April 4

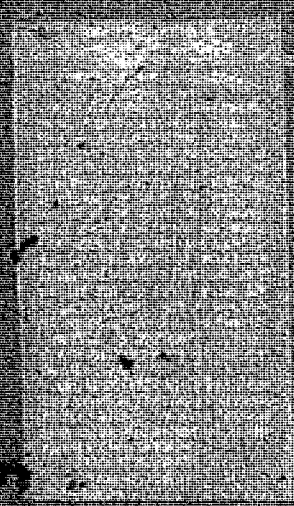
I certify under penalty of perjury that I am recording
in true and correct at Woburnville, California, on

1977

1977

of April 18, 1977

James B. Jernigan
Signature



ALL COPY
REMOVE

MERCED COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208
MERCED, CA 95301

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

FROM: Planning Division

DATE: 8/24/77

We would appreciate your Department's recommendations on the following application prior to 8/24/77.

APPLICANT: Freddie Williams, Jr.

TYPE: Use

REQUEST: Issue and collect utility bills at the same time

on the same day as the water bills and the electric and gas

LOCATION: Unsub

DEPARTMENT COMMENTS:

None

DEPARTMENT RECOMMENDATIONS:

None

W. H. Randall
APPROVING OFFICER

FILED
8-24-77
DATE

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1209 SALINAS, CA 93901

TO: Health Department
Division of Highways
Air Pollution Control Board

Department of Public Works
Water Quality Control Board

FROM: Planner

DATE: 10/11/77

We hereby declare your Department's recommendations on the following application prior to _____

APPLICANT: _____

TYPE: _____

REQUEST: _____

LOCATION: _____

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS: *None*

SIGNATURE: *[Signature]*

RECEIVED
PLANNING DEPARTMENT
OCT 11 1977

101-101 10/10/77

MONTEREY COUNTY PLUMBING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1209 SALINAS, CA 93901

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

FROM: Francisco Buston

DATE: April 4, 1977

We hereby approve this Department's recommendation of the following application under No. April 10

APPLICANT: Francis E. Williams

TYPE: H.A.

PURPOSE: Purchase and shipment retail sales of new and used merchandise, hardware, snack food, pet supplies, furniture and other

LOCATION: Salinas

DEPARTMENT COMMENTS:

No comments

DEPARTMENT RECOMMENDATIONS:



SIGNATURE

DATE

APPENDIX

FRANCIS B. [unclear]

PROPERTY

FRANCIS B. [unclear] and [unclear] of [unclear] County, California, do hereby certify that the above described property is the property of [unclear] and [unclear] and is not the property of [unclear] and [unclear].

PROPERTY

FRANCIS B. [unclear]

PROPERTY

FRANCIS B. [unclear] and [unclear] of [unclear] County, California, do hereby certify that the above described property is the property of [unclear] and [unclear] and is not the property of [unclear] and [unclear].

PROPERTY

FRANCIS B. [unclear]

PROPERTY

FRANCIS B. [unclear]

PROPERTY

FRANCIS B. [unclear] and [unclear] of [unclear] County, California, do hereby certify that the above described property is the property of [unclear] and [unclear] and is not the property of [unclear] and [unclear].

PROPERTY

FRANCIS B. [unclear]

PROPERTY

FRANCIS B. [unclear] and [unclear] of [unclear] County, California, do hereby certify that the above described property is the property of [unclear] and [unclear] and is not the property of [unclear] and [unclear].

PROPERTY

FRANCIS B. [unclear] and [unclear] of [unclear] County, California, do hereby certify that the above described property is the property of [unclear] and [unclear] and is not the property of [unclear] and [unclear].

RECORDED
JAN 14 1977
PAGE 13
111

ZA-3567

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: 1800 HWY 101, REDWOOD CITY 94061
Telephone: 415-871-1271

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

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

4. Property address and general location 1800 HWY 101, REDWOOD CITY 94061
1/4 mile NORTH OF SULLIVAN STREET COUNTY LINE

5. Assessor's Parcel No. 41-013-04 4. Zoning C-2-P
41-017-11

6. Property area (acres or square feet) 24 ACRES

8. Present and past use of project site and adjoining properties: USED FOR THE
SALES OF NEW & USED MERCHANDISE, USED CAR PARKING,
SNACK FOOD BAR AND WINDY TASTING AND SALES
EXPANSION

9. Proposed property use: EXPANSION OF EXISTING USE PERMIT
TO INCLUDE ALL OF C-2-P ZONE (USE UNDER ROOM 101)

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 (91) 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,
or 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 WELLS

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

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: 10/27/12

Date Received: 10/27/12

Filing Fee: 25.00

Receipt No.: 407872

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR



COUNTY OF MONTEREY
STATE OF CALIFORNIA

NO. 2A-2567 D.

AP # 101-011-45

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: *a parking lot on portion of Lots 37A, 36, and 136, 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 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, *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.



ZA-3567

MONTEREY COUNTY

PLANNING DEPARTMENT

(407) 462-6110 • P.O. BOX 1010 • SALINAS, CALIFORNIA 93902

E. W. DOWERS
DIRECTOR OF PLANNING



September 28, 1981

Mr. Francis Kilguswood
1000 Highway 161
Arroyo, California 95004

Re: Parcel Numbers 141-013-07 & 45
24-3626-D & 3567-D; 1-273; 8-127

Dear Mr. Kilguswood:

By action of the Zoning Administrator you were granted Use Permit 24-3626-D to allow a parking lot on parcel number 141-013-07 and 24-3567-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 24-3567-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 24-3626-D and 24-3567-D

CA/saa

COUNTY OF MONTEREY
STATE OF CALIFORNIA

FILED

NOTICE OF DETERMINATION 4th PART

ERNEST A. MAGON
COUNTY CLERK

RESPONSIBLE AGENCY
County of Monterey

DECISION MAKING EMPLOYEE
Planning Administrator

PARCEL NUMBER

Parcel 0110115

ADDRESS

1000 Highway 101

CITY

Arroyo

COUNTY

Monterey

ZIP

95004

CONTACT PERSON

Lyne H. Housley, Senior Planner

AREA CODE

408

PHONE

422-9018

FAX

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND SPECIFICITIES

The permit on portion of Lots 376, 24, and A24, Carpenter's Rancho, Arroyo area, located on and southerly of U.S. Highway 101, to allow a parking lot.

PROJECT LOCATION

Arroyo area

DATE

November 20, 1978

APPROVAL

X

CONDITIONAL APPROVAL

X

DISAPPROVAL

HEARINGS DECLARATION FILED

DATE

YES X

October 5, 1978

HEARINGS FILED

NOTICE OF COMPLETION FILED

HEARINGS EXTENDED

YES

NO X

HEARINGS

EXTENSIVE FACTORS

YES

NO X

ZA-257

FILE REFERENCE

NOV 17 1978
DATE FILED

Public Resources Code Section 2157(a) requires local agencies to submit this information to the County Clerk. The filing of the notice extends 30 days statute of limitations or court challenges to the approval of the project under Public Resources Code Section 2167. Failure to file the notice results in the statute of limitations being extended to 180 days.

MITIGATION NEEDS
FOR EROSION CONTROL GRADING PERMIT.

ISSUE	MITIGATION
TO BE FURT POLYESTER FROM LAWSON'S ADJACENT PROPERTY.	1. THE DRAINAGE FROM THE V-GUTTERS ALONG THE WALKWAYS MUST BE CONTAINED AND CHANNELLED TO THE NATURAL DRAINAGE LAYS ON-SITE. (THE SUBMITTED PLAN SHOWS DRAINAGE TERMINATING AT THE NORTHERN PROPERTY LINE; THIS MITIGATION INTENDS TO PREVENT RUNOFF AND SILTATION FROM FLOWING ON TO ADJACENT PROPERTY.)

THE GRADED DITCH INDICATED ON THE
PLAN MUST ALSO HAVE ITS TERMINAL
DRAINAGE INTAKE ON THE PLAN. THE
RUNOFF SHOULD FLOW TOWARD THE ON-SITE
CREEK AND THROUGH THE COLLECTOR
UNDER THE HIGHWAY 101.

COUNTY OF NORTHERN
STATE OF CALIFORNIA

Initiated

NEGATIVE DECLARATION

RESPONSIBLE AGENCY

DECISION MAKING BODY

COUNTY OF NORTHERN

Director of Building Inspection

PROJECT TITLE

Al Eltingwood

ADDRESS

1400 Highway 101

CONTACT PERSON

Lynna H. Howday, Senior Planner

CITY

Alameda

COUNTY

Alameda

APEX CODE

408

PHONE

425-5016

THIS PROJECT'S PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN REVIEWED:

- That said project will not have the potential to decrease the quality of the environment.
- That said project will have no impact on land, water, air, or biological resources.
- That said project will have no cumulative effect upon the environment.
- That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Low Mitigation Measures Attached

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

Grading permits

PROJECT LOCATION:

East of Highway 101

TIME PERIOD PROVIDED FOR REVIEW:

OCT 16 1978

AGENCIES WHERE COPY OF APPLICATION AND INITIAL STUDY IS AVAILABLE:

- Monterey County Planning Department
- Northern County Department of Building Inspection
- Box 1708
- Covadonga, Secunda, California 95061

TO BE FILLED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND: OCT 5 1978 DATE FILED

LF-725

FILE REFERENCE

APPLICANT FRANCIS GILLISCHUCK (AL-2357)
APPLICATION Public Hearing to allow a parking lot
GRADING ADJING 10-3-P-01 (General Commercial)
PROPERTY DESCRIPTION Portion of Lots 392, 24, and 23, Carpenter's
 Ranch, Adams Blvd. located on and southeast of
 U. S. Highway 101
ASSessor's PARCEL # 141-211-23
ENVIRONMENTAL STATUS Hazardous Declaration determined by the
 Building Department
APPEARANCES Applicant present
RECOMMENDATIONS Adams Hill P. are 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 use's area along with increasing
 his parking area.
ACTION It was the finding of the Zoning Administrator
 that the qualifications set forth in
 Section 202 of the Monterey County Zoning
 Ordinance will not apply to the subject
 property. A use permit granted, subject to the
 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 landscape areas and/or fences shall be continuously maintained in a litter-
 free, well-trimmed, healthy, growing condition.
 3. That there be no increase in the sales activity on the existing or proposed parking lot
 areas.

November 30, 1978 Zoning Meeting
 PG. 7
 BT

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 95901

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

FRC-1: 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 EA-3567

TYPE: Use Permit

REQUEST: parking lot (Red Base)

LOCATION: Aromas

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS: None

SIGNATURE *Francis*

DATE *11/13/78*
EA-3567

MONTEZ COUNTY PLUMBING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208
SHELTON, CA 95901

TO: Health Department
Division of Inspectors
Air Pollution Control Board

Department of Public Works
Water Quality Control Board

FROM: Francisco Ramirez

DATE: November 14, 1978

We would appreciate your department's recommendations on the following
application prior to November 20, 1978.

APPLICANT: Francisco Ramirez

TYPE: See Permit

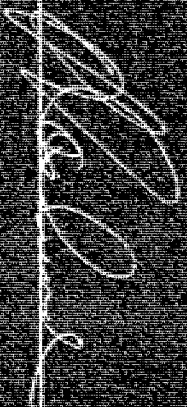
REQUEST: _____

LOCATION: _____

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATION: None

SIGNATURE



DATE

11/15/78

NO.	DATE	REMARKS

**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

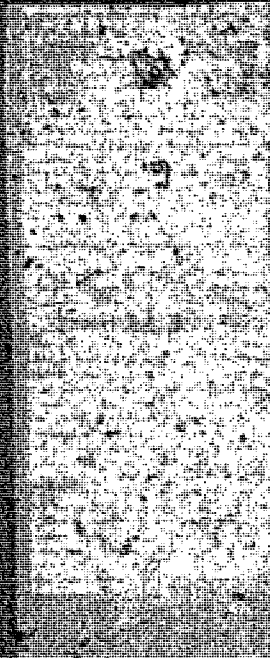
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

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

Charles Miller
Signature

This space is for the Court's Clerk's Filing Stamp

No. _____



PROOF OF PUBLICATION

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

CERTIFICATE OF PUBLICATION

vs _____

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ }

(Above space for filing stamp)

I, James D. Brundlow
hereby certify that the Watsonville Register-Post
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

Public Hearing

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

November 18th 1978

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

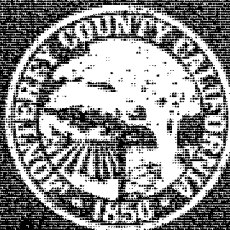
the 18th day
of November, 19 78

James D. Brundlow
(Signature)



NOTICE OF PUBLIC HEARING

MONTEREY
COUNTY



PLANNING
DEPARTMENT

ZONING NOTICE

NOTICE OF PUBLIC HEARING

(Attorney General)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the Council of Monterey, State of California, will hold a public hearing on the application of TRAVIS WILSON (75-3667) 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 lots 272, 273 and 274, Carpenteria Ranch, located on 1st southeast of U.S. Highway 101.

APPROVED: _____
DATE: 11-03-76

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 Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLINOW, JR.
ZONING ADMINISTRATION

For Additional Information Contact:

Monterey County Planning Department
Courthouse, Salinas, Phone 423-9018

11/2/76

msb

28-1078

smr

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 2/21/79

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

JK For not as Carpenter's Co

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. 141-013-076. 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

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) MUCH IMPROVED TRAFFIC FLOW TO AND FROM HIGHWAY 101.

Al Ellingwood
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 _____ Date: _____

Date Received: 1-26-79

Filing Fee: \$ 25.00

Receipt No.: 08160

MONTEREY COUNTY PLANNING DEPARTMENT
P. O. Box 1208
Salinas, CA 93902

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

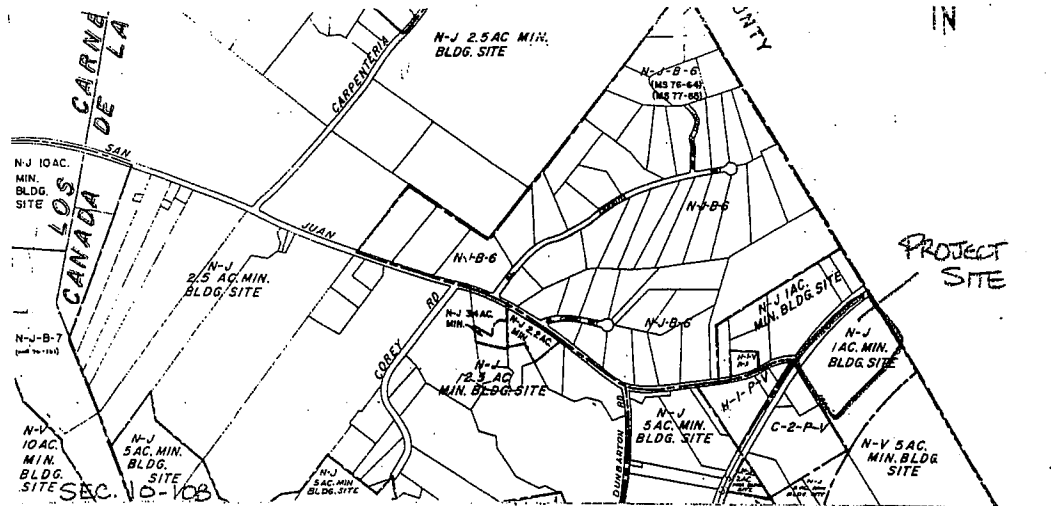
PROJECT	APPLICATION TYPE	FILE #
ELLINGWOOD	USE PERMIT	2A 3629

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

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: 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.
PEI HOSS
JAMES J. SCHWEPFEL, JR.
MARTIN J. MAY
STEPHEN W. PEARSON
JOSEPH A. LAMANTIA
MICHAEL D. CLING
LLOYD W. LOWREY, JR.
MICHELLE A. WELSH

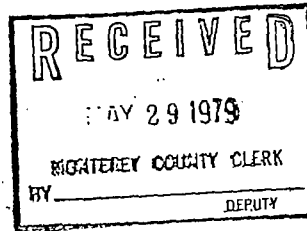
NOLAND, HAMERLY, ETIENNE & HOSS
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
333 SALINAS STREET
POST OFFICE BOX 849
SALINAS, CALIFORNIA 93902

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.

APPROVED AS
TO FORM

JUN 4 1979

MEE: THOMAS RAFAEL RAMOS
DEPUTY COUNTY COUNSEL

JR RAMOS

Respectfully submitted,

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

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

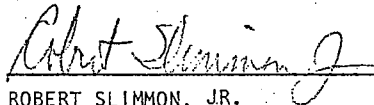
Mr. Francis Ellingwood's property fronts on U.S. Highway 101 in the Aromas area near San Juan Road. It is commonly known as the "Big Red Barn." The existing flea market operation is in a "C-2-P-V" District (General Commercial). Mr. Ellingwood applied for a Use Permit to establish a parking area on property 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.



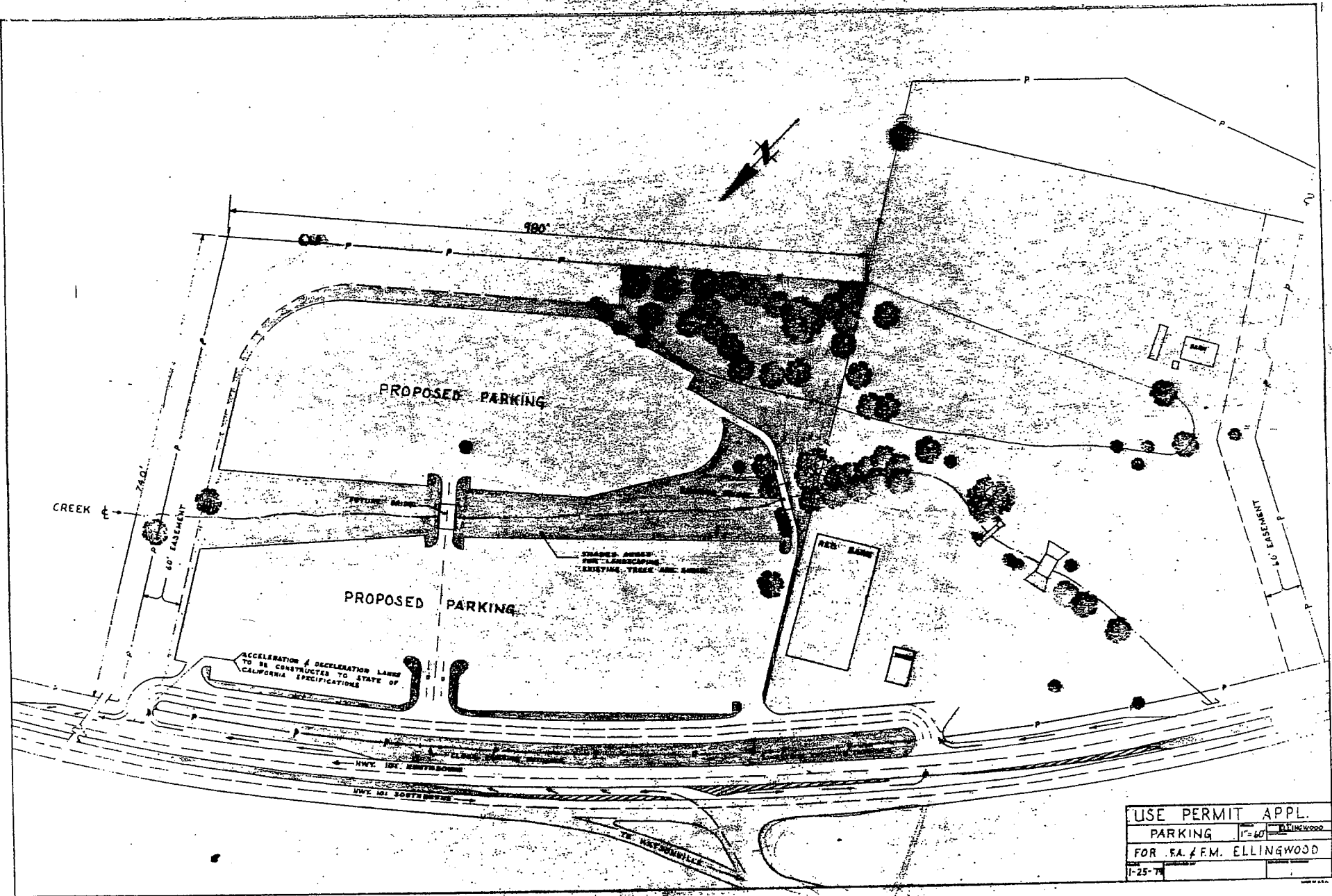
ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

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



Ellingwood

Monterey County

To Whom it may concern.

We understand that Al & Ann Ellingwood want to put in a parking lot and add greatly to the Big Red Barn on Highway 101 in Monterey 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 Monterey County might have.

Both my husband and myself feel very strongly on this and would work to be there 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:

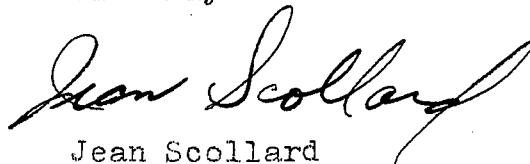
I have worked with the Ellingwoods since the time they started the project of improving the Big Red Barn.

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
4/11/79

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

Watsonville Ca. 95076

RECEIVED

4/11/79

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 everthing in their power to help this very desireable enterprise.

Very Sincerely,


George Thompson

Rec'd
4/11/79

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

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 in 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 Aril
Anne Aril, Deputy

aa

cc: Francis Ellingwood
Planning Department

C
O
P
Y

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 the 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

C.M.

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 Donnelly
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.

At: 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 Aris Deputy.

**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 of Minute Book , 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 L. Supersell Deputy.

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 en-vironmental 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

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

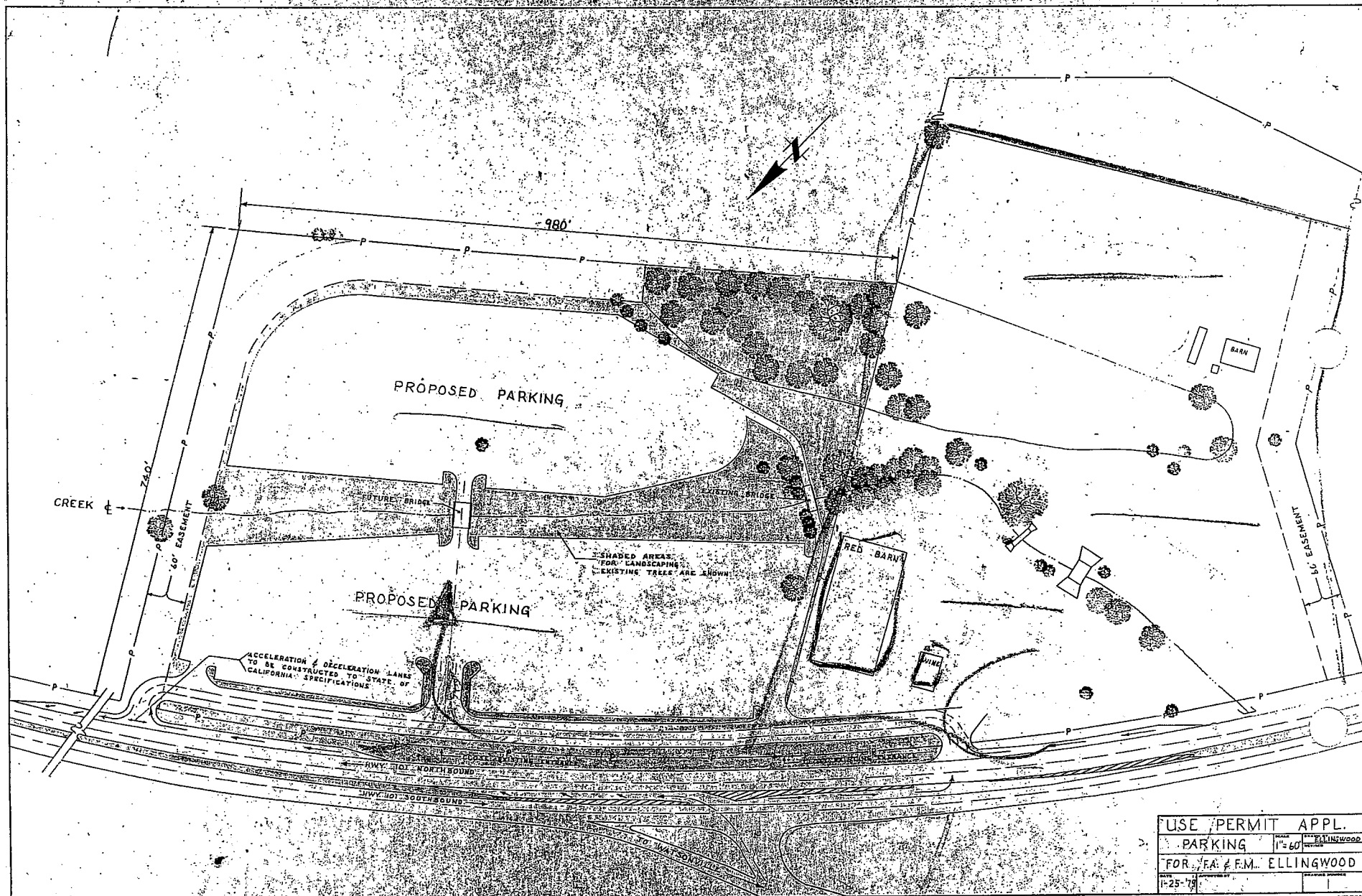
TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND.

MAR 20 1979

DATE FILED

ZA-3629

FILE REFERENCE



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

JR

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.

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 Commission's 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 Slimon, Zoning Administrator
FROM: Dale Ellis *Dale*
SUBJECT: ELLINGWOOD USE PERMIT APPLICATION

DATE: May 10, 1979

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

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

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