

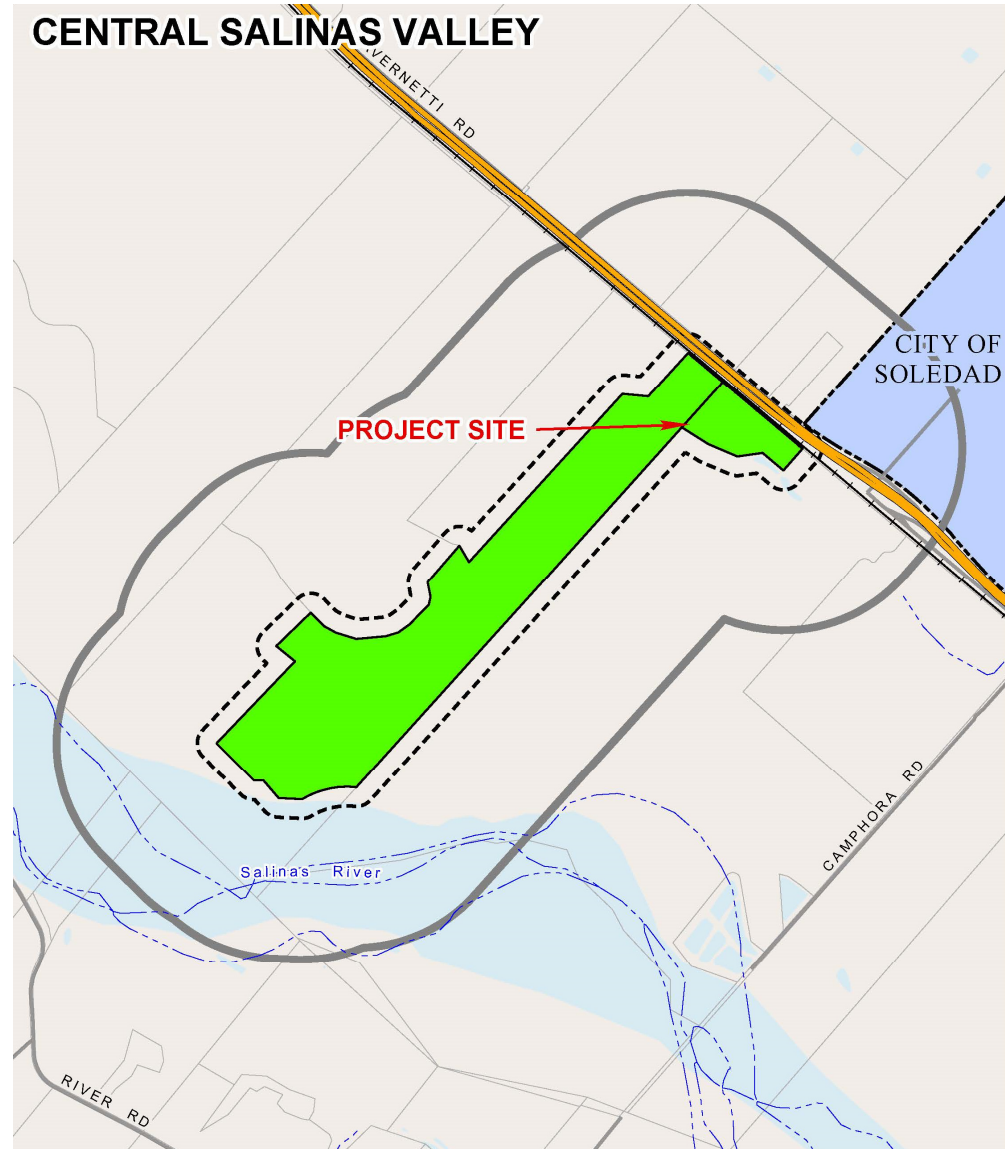
PLN180428 – O P MURPHY PRODUCE + GILL

County of Monterey  Housing and Community Development-Planning
BOARD OF SUPERVISORS – 19 October 2021

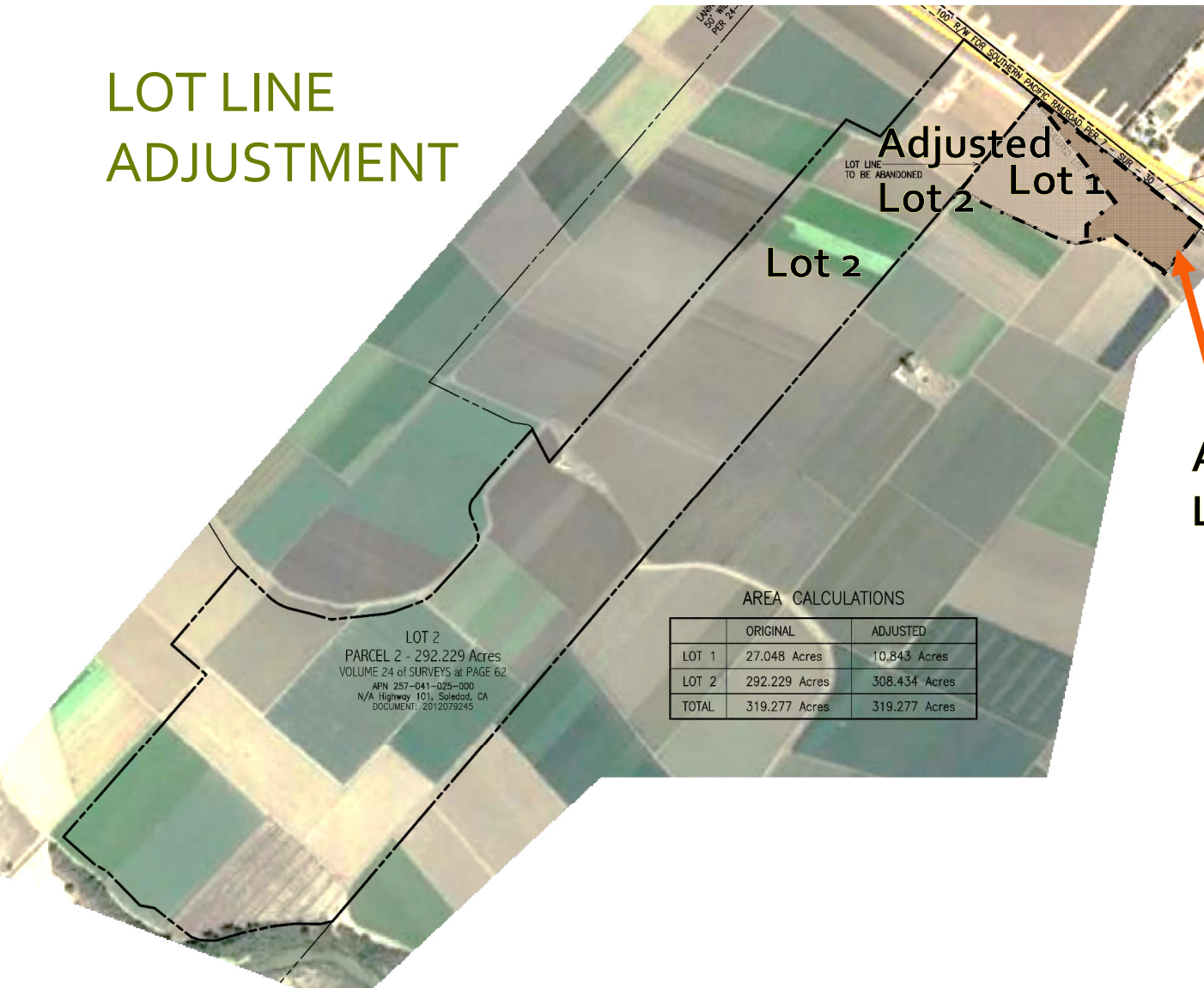
Jaime Scott Guthrie, AICP, Associate Planner

VICINITY

- Gonzales
- 31450 Hwy 101
- F/40 zone



LOT LINE ADJUSTMENT



- Existing configuration
- Proposed configuration

Adjusted
Lot 1

LANINI ROAD
150' WIDE RIG
PER 24-SUR-0

100' R/W

VARIANCE

- Historic use since 1974
- 5.8% building coverage increase to 14.45%

LOT LINE
TO BE ABANDONED

ADJUSTED LOT 2

16 acres

ADJUSTED LOT 1

LOT 2
PARCEL 2 - 292.229 Acres
VOLUME 24 of SURVEYS at PAGE 62
APN 257-041-028-000
NA Highway 101, Sonoma, CA
DOC#1387 201209215

LOT 1
27.048 Acres
VOLUME 7 of SURVEYS at PAGE 30
APN 257-041-013-000
31400 Highway 101, Sonoma, CA
ECL 155 PAGE 71

STAFF RECOMMENDATION

- Find the project categorically exempt pursuant to Section 15305,
- Approve a Lot Line Adjustment between two lots,
- Approve a Variance to allow building coverage to exceed 5% on Adjusted Lot 1,
- Authorize the Chair of the Board to execute a new or amended Contract.
- Direct the Clerk of the Board to record the new or amended Contract and to file the Lot Line Adjustment Map with the County Recorder.