



# County of Monterey Planning Commission

**Item No.4**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 4

October 09, 2024

Legistar File Number: PC 24-109

**Introduced:** 10/2/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN140602 - JIMENEZ SALVADOR JR. TRUST (a.k.a. THE RED BARN)**

Continued from the July 8 and August 28, 2024 Planning Commission meeting, public hearing to consider amendment to Use Permits ZA-3117 and ZA-3629, as amended by Zoning Administrator Resolution No. 19-018, to increase the parking and sales area; amend an adopted General Development Plan to allow new uses (such as corporate events, weddings and quinceñeras within and adjacent to the Red Barn structure and electric carts, nursery events, outdoor movies, paintball club outside and allowing construction of on-site storage, shipping containers or similar, for vendors to rent); after-the-fact permitting of grading on slopes greater than 25%; and abating Code Enforcement Case Nos. 20CE00297 and 22CE00422.

**Project Location:** 1000, 1050, 1060 and 1150 North Highway 101, Aromas

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074

### RECOMMENDATION:

Staff recommends that the Monterey County Planning Commission continue the hearing on this project to a date uncertain. The reason is that the resubmitted amended General Development Plan (August 27, 2024) and plans (September 20, 2024) are not aligned, and that HCD and Environmental Health Bureau staff require additional information to assess the project.

### PROJECT INFORMATION:

**Agent:** Joel Panzer

**Property Owner:** Jimenez Salvador Jr Trust

**APNs:** 141-013-035-000, 141-013-034-000, 141-013-037-000 and 141-131-025-000

**Project Size:** 32 acres

**Zoning:** Light Commercial or "LC" and Rural Density Residential or "RDR"

**Plan Area:** North County Area Plan

**Flagged and Staked:** No

**Planner:** Mary Israel, 755-5183, israelm@countyofmonterey.gov

### SUMMARY:

The Red Barn is a commercial center focused on a Sunday flea market. It has a large red barn which is an historic structure with a 60-year history of commercial uses inside and around its exterior. Permitted uses consolidated by the Board with Resolution 10-037 included outdoor retail sales and parking. In 2019, a Minor and Trivial Amendment to the Use Permit (Zoning Administrator Resolution No. 19-018) allowed the Red Barn to relocate 17,497 square feet of outdoor retail sales area which had been lost due to the Caltrans San Juan Interchange project in

2015; this resulted in an outdoor sales area of 136,814 and, at the time, indoor sales were not allowed. With the Red Barn included, the commercial area is roughly equal to the original approval in 1977. PLN140602 proposes an addition of 34,505 square feet of outdoor retail sales area and 18,140 square feet of vehicle access in existing paved areas at the Red Barn/ Jimenez Salvador Jr Trust property, abating Code Enforcement Case No. 20CE00297. The project would provide 758 public parking and 95 vendor parking spaces, including Americans with Disability Act (ADA) accessible spaces. Other uses are described in an amended General Development Plan (GDP).

On July 10, 2024, prior to the originally scheduled hearing, the applicant requested that the Planning Commission continue the hearing to a date certain of August 28, 2024. On August 28th the project was not ready for review and the applicant requested another continuance of the hearing to October 9, 2024, in order to allow time for the applicant and County staff to review an amended GDP submitted on the 27th of August for consideration. The Planning Commission did not open the discussion of the item and continued the hearing to October 9, 2024.

Although Planning staff has conferred with the applicant and agent(s) on the applicant's proposed GDP redesign since the applicant's request for continuance on August 28, 2024, the process is not finished. The progress thus far involved meetings with Environmental Health Bureau staff and public input on the GDP at a noticed Land Use Advisory Committee hearing on August 7, 2024 with a second noticed review on October 2, 2024. The next steps are additional analysis by the applicant to hone a GDP and Plans for decision and clarifications to previously established data so that staff can amend the CEQA analysis. Therefore, staff requests continuance of the item to a date uncertain.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departmental groups reviewed this project:

- The Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- Aromas Tri-County Fire Protection District
- Monterey County Sheriff
- Office of the County Counsel

Prepared by: Mary Israel, Supervising Planner

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

cc: Front Counter Copy; Anna Ginette Quenga, AICP, Principal Planner; Mary Israel, Planner; Joel Panzer, Agent; Dale Ellis, Agent; Jimenez Salvador Jr Trust, Applicant; John Olejnik, CalTrans; Edward Gluhan, Interested Party; Manuel Delgadillo, Interested Party; Patricia Waibel, Interested Party; Mary Hsia-Coron, Interested Party; Andy Hsia-Coron, Interested Party; Norman Matteoni, Interested Party; Mark Wolfe, Interested Party; Sheila Smith, Interested Party; Ken Tunstall, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN140602.