



Monterey County Zoning Administrator

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

Agenda Item No. 1

Legistar File Number: ZA 19-099

May 09, 2019

Introduced: 4/30/2019

Current Status: Scheduled AM

Version: 1

Matter Type: Zoning Administrator

PLN170974 - STAGECOACH TERRITORY INC (RED BARN)

Public hearing to consider continuance of a Minor Amendment to a previously approved Use Permit (Resolution No. ZA-3117), which allowed indoor and outdoor retail sales of new and used merchandise, beer bar, snack food bar, and wine tasting and sales. The Minor Amendment allows a relocation of 17,497 square feet of outdoor retail sales space as a result of outdoor sales space lost to a Cal-Trans interchange project in 2015.

Project Location: 1000, 1060, 1150, and 1050 Hwy 101, Aromas CA 95004

Proposed CEQA Action: Categorically exempt per CEQA Guidelines 15301 and 15302

PROJECT INFORMATION:

Owner: Stagecoach Territory Inc.

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

Agent: Joel Panzer

Zoning: LC, LC/B-6

Plan Area: North County Area Plan

Flagged and Staked: No

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the hearing on PLN170974 to June 13th, 2019.

SUMMARY:

The Stagecoach Territory Inc. project (PLN170974), a Minor Amendment to Use Permit ZA-3117 to allow relocation of 17,497 square feet of retail sales area, was scheduled for Zoning Administrator hearing on March 14, 2019. On March 12, 2019, staff received a request for a 45 day +/- continuance from the applicant in order to allow time to review the Conditions of Approval with all interested parties. The item was subsequently continued to the Zoning Administrator hearing on May 9, 2019. On April 15th, the applicant submitted a second request for continuance to allow their engineering team additional time to perform testing associated with construction of the restrooms pursuant to Condition No. 4. Staff recommends continuance to June 13th, to allow the applicant this additional requested time. Staff will be prepared to bring an action forward to the Zoning Administrator for decision on June 13th, 2019.

Prepared by: Brandon Swanson, Interim RMA Chief of Planning

Approved by: John Dugan, FAICP, Deputy Director RMA Land Use and Community

A handwritten signature in black ink, likely belonging to John Dugan, the Deputy Director of RMA Land Use and Community.

cc: Front Counter Copy; Craig Spencer, Interim RMA Services Manager; Joel Panzer, Agent;
Stagecoach Territory Inc., Applicant/Owner; The Open Monterey Project (Molly Erickson);
LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170974.