

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1441 Schilling Place, 2nd Floor



## **Meeting Agenda - Final**

**Thursday, January 14, 2021**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

#### **IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE ZONING ADMINISTRATOR MEETING**

Monterey County Zoning Administrator will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended.

To participate in this Monterey County Zoning Administrator meeting, the public are invited to observe and address the Administrator telephonically or electronically. Instructions for public participation are below:

**Participate via Zoom Meeting Link:**

<https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09>  
Password: 366508

**Participate via Phone:** 1-669-900-6833; when prompted enter Meeting ID Access Code: 938 0711 4725

**Public Participation Instructions:**

The meeting will be conducted via teleconference using the Microsoft Zoom program, and Zoning Administrator will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the following link:

<https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09> password 366508, or the public may listen via phone by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 945 8865 7368. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Resource Management Agency at [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) by 2:00 p.m. on the Wednesday prior to the Zoning Administration meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line. Comments received by the 2:00 p.m. Tuesday deadline will be distributed to the Commission and will be placed in the record.

2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

a. When the Administrator calls for public comment on an agenda item, the Secretary of the

Commission or his or her designee will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.

b. If speakers or other members of the public have documents they wish to distribute to the Administrator for an agenda item, they are encouraged to submit such documents by 2:00 p.m. on Tuesday before the meeting to: [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line.

c. If applicants or members of the public want to present documents/Power Point presentations while speaking, they should submit the document electronically by 2:00 p.m. on Wednesday before the meeting at [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). (If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make it available to present during the meeting.)

d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to the Clerk of the Administrator at [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the meeting at [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). The Zoning Administrator date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). The request should be made no later than noon on the Tuesday prior to the Administrator meeting in order to provide time for County to address the request.

5. The Administrator and/or Clerk may set reasonable rules as needed to conduct the meeting in an orderly manner.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information

regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency at (831) 755-4800.

#### **AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE EL ADMINISTRADOR DE ZONIFICACIÓN (THE ZONING ADMINISTRATOR)**

La reunión de Administrador de Zonificación (The Zoning Administrator) del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka “Quedate en Casa”) emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta reunión de el Administrador de Zonificación del Condado de Monterey, el público están invitados a observar y hacer frente a el Administrador de Zonificación telefónicamente o por vía electrónica. Las instrucciones para la participación pública están a continuación:

#### **Instrucciones de participación pública:**

La reunión se llevará a cabo por teleconferencia utilizando el programa Microsoft Zoom, y el Administrador de Zonificación asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace:

<https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZZ09>  
Contraseña 366508, o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 945 8865 7368. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le es sumamente recomendable que envíe sus comentarios por escrito por correo electrónico a la Agencia de Administración de Recursos del Condado (Resource Management Agency) a [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) antes de las 2:00 P. M. el Miércoles antes de la reunión del Administrador de Zonificación. Para ayudar al personal del Condado a identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de la agenda en la línea de asunto. Comentarios recibidos en la fecha límite del Miércoles a las 2 P.M, serán distribuidos a el Administrador de Zonificación y serán colocados en el registro.
2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:
  - a. Cuando el Administrador de Zonificación solicite comentarios públicos sobre un tema de la agenda,



el Administrador o su designado, primero determinará quién quiere testificar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los oradores (speakers) y activará la bocina para el orador, uno a la vez. Todo orador, incluyendo el aplicante del proyecto, serán transmitidos por audio en altavoz solamente.

b. Si los oradores u otros miembros del público tienen documentos que desean distribuir a el Administrador de Zonificación (The Zoning Administrator) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Miercoles antes de la reunión a: [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) . Para ayudar al personal a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de agenda en la línea de asunto.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Miercoles antes de la reunión a [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) [Si se presenta después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión del Administrador de Zonificación].

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Secretario del Administrador de Zonificación a [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) . Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público sobre un tema de la agenda, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Administrador de Zonificación en [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) La fecha del Administrador de Zonificación y el "comentario general" deben indicarse en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us) . La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la reunión del Administrador de Zonificación para dar tiempo al Condado para que atienda la solicitud .

5. El Administrador pueden establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**9:30 A.M - Call to Order**

**ROLL CALL**

John M. Dugan, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services

**PUBLIC COMMENT**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

**ACCEPTANCE OF MINUTES**

Acceptance of the October 8, 2020, October 29, 2020, November 12, 2020 and December 3, 2020  
Zoning Administrator Meeting Minutes.

**Attachments:**     [Draft ZA Meeting Minutes Packet](#)  
                          [Final\\_ZAMinutes\\_100820](#)  
                          [Final\\_ZAMinutes\\_102920](#)  
                          [Final\\_ZAMinutes\\_111220](#)  
                          [Final\\_ZAMinutes\\_121320](#)

**9:30 A.M. - SCHEDULED ITEMS**

**PLN190348 - SALINAS SELF STORAGE**

Public hearing to consider a Variance to allow an on-site advertisement sign for Salinas Self-Storage along Highway 101 with a maximum height of 50 feet, which is an increase of the maximum allowable height from 35 feet.

Project Location: 201 Harrison Road, Salinas (SR101 Offramp at Sala Road)

CEQA Action: Categorically Exempt per section 15311 of the CEQA Guidelines

**Attachments:**     [Staff Report](#)  
                          [Exhibit A – Draft Resolution](#)  
                          [Exhibit B – Photos of Off-Ramp & Simulation of Sign](#)  
                          [Exhibit C – Vicinity Map](#)  
                          [Exhibit D – PC Resolution No. 96009](#)  
                          [Exhibit E – Justification letter from applicant](#)  
                          [Exhibit F – Letter from City of Salinas](#)  
                          [RESza\\_21-001\\_PLN190348\\_011421-1](#)

**OTHER MATTERS**

**ADJOURNMENT**



# County of Monterey

**Item No.**

## Board Report

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

**Legistar File Number: MIN 20-075**

**January 14, 2021**

**Introduced:** 12/17/2020

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Minutes

Acceptance of the October 8, 2020, October 29, 2020, November 12, 2020 and December 3, 2020  
Zoning Administrator Meeting Minutes.

# **Monterey County**

## **Agenda Item A**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



### **Action Minutes - Draft**

**Thursday, October 8, 2020**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

**Zoning Administrator – Mike Novo**

**RMA/Public Works – Juan Hernandez**

**Absent:**

**Representatives for:**

**Environmental Services**

**Environmental Health Bureau**

**PUBLIC COMMENT**

**None.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

For the record, on the dais is a letter from the public for agenda item number 1, PLN200128, PG&E (AT&T Mobility).

**ACCEPTANCE OF MINUTES**

**None.**

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN200128 - PG&E (AT&T MOBILITY)**

Public hearing to consider a co-location construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice tower to a new height of 142.5 feet, adding 12 antennas, 15 remote radio units, and associated equipment including a new fenced adjacent compound.

**Project Location:** 745 Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone

**PLN200128 - PG&E (AT&T Mobility)**

**Mary Israel, Project Planner, recommended a continuance of the hearing for this project.**

**Decision:** The hearing on this item was continued to October 29, 2020.

**2. PLN190299 -VASSEGHI & GURRIES (Cal-Am) Garrapata Water Tanks**

Public hearing to consider the repair of slopes that support two (2) 40,000-gallon water tanks serving the Garrapata Water System. The repairs include structural stabilization components, backfill, and a replacement concrete pad surrounding the water tanks. The project is located within 100 feet of ESHA.

**Project Location:** 35904 Weston Ridge Rd. & 35781 Hwy 1, Big Sur

**Proposed CEQA Action:** Adopt a Mitigated Negative Declaration that was circulated for this project from July 28, to August 27, 2020.

**Richard Craig Smith, Project Planner, presented this project.**

**Applicant:** Josh Harwayne

**Public Comment:** None

**Decision:** The Zoning Administrator adopted a Mitigated Negative Declaration, approved a Combined Development Permit consisting of:

- a. Coastal Development Permit and Design Approval for the installation of a pier and beam structural component to stabilize a slope and a shotcrete cover over the structure and repaired slope; and
- b. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and
- c. Coastal Development Permit to allow development on slopes in excess of 30 percent;

and adopted a Condition Compliance and Mitigation Monitoring and Reporting Program

#### **OTHER MATTERS**

None.

#### **ADJOURNMENT**

– 9:58 a.m.

**APPROVED:**

\_\_\_\_\_  
Mike Novo, Zoning Administrator

**ATTEST:**

BY: \_\_\_\_\_  
Felicia Silveira, Zoning Administrator Clerk

**APPROVED ON** \_\_\_\_\_

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# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Draft**

**Thursday, October 29, 2020**

**9:30 AM**

## **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

**Zoning Administrator – Mike Novo**

**Health Department – Roger Van-Horn and Krista Hanni**

**Absent:**

**Representatives for:**

**Environmental Services**

**RMA/Public Works**

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

For the record, on the dais are two letters from the public and one memorandum from Environmental Health for agenda item number 1, PLN200128, PG&E (AT&T Mobility).

**ACCEPTANCE OF MINUTES**

Acceptance of the August 27, 2020 and September 24, 2020 Zoning Administrator Meeting Minutes.

**9:30 A.M. - SCHEDULED ITEMS**

**PLN200128 - PG&E (AT&T Mobility)**

**Continued from October 8, 2020** - Public hearing to consider the construction of a 12-foot tower extension for a new wireless communications facility on an existing 130.5-foot PG&E lattice tower increasing to a height of 142.5 feet, adding 12 antennas, 15 remote radio units, and associated ground equipment including a fenced equipment area.

**Project Location:** 745 Dolan Road, Moss Landing (131-054-010-000), North County Land Use Plan, Coastal Zone

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**RECOMMENDATION:**

It is recommended that the Zoning Administrator:

- 1) Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
- 2) Approve a Coastal Development Permit to allow the construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice

tower, increasing the height to 142.5 feet, adding 12 antennas, 15 remote radio units, 3 surge suppressors, an equipment shelter, and a backup generator in a new fenced adjacent area.

The attached resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends that the Zoning Administrator adopt the resolution approving PLN200128 subject to twelve (12) conditions of approval.

**Mary Israel, Project Planner, presented this project.**

**Krista Hanni from the Health department addressed questions raised by the public.**

**Applicant: Tom Johnson**

**Public Comment: Nina Beety**

**Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines; and approved a Coastal Development Permit to allow the co-location construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice tower, increasing the height to 142.5 feet, adding 12 antennas, 15 remote radio units, 3 surge suppressors, an equipment shelter, and a backup generator in a new fenced compound.**

#### **OTHER MATTERS**

**None.**

#### **ADJOURNMENT**

**The meeting was adjourned at 10:14 a.m.**

**APPROVED:**

\_\_\_\_\_  
**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY: \_\_\_\_\_**  
**Felicia Silveira, Zoning Administrator Clerk**

**APPROVED ON \_\_\_\_\_**

# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Draft**

**Thursday, November 12, 2020**

**9:30 AM**

## **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

Zoning Administrator – Mike Novo  
Environmental Health Bureau – Rachel Rodrigues  
RMA/Public Works – Juan Hernandez

**Absent:**

Representatives for:  
Environmental Services

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

For the record, on the dais is one letter from the public for Agenda Item Number 2, PLN180528 – 26317 Scenic Road, LLC.  
Additionally, on the dais are four letters from the public for Agenda Item Number 3, PLN200004 - Dadwal.

**ACCEPTANCE OF MINUTES**

None.

**9:30 A.M. - SCHEDULED ITEMS**

1.     [ZA 20-047](#)     PLN190294 - GEOLY  
Public hearing to consider the construction of an approximately 7,500 square foot single family dwelling inclusive of an attached 3-car garage, 725 square foot accessory dwelling unit and 600 square foot accessory storage structure with portions of the development on slopes in excess of 25%. The project also includes removal of three (3) Coast Live Oak trees.  
Project Location: 493 Aguajito Road, Carmel (Assessor's Parcel Number 008-141-015-000), Greater Monterey Peninsula Area Plan  
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines  
  
Son Pham-Gallardo, Project Planner, presented this project.  
  
Applicant: Gail Hatter (Agent)  
  
Public Comment: None

**Decision:** The Zoning Administrator found that the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:

- a) Administrative Permit and Design Approval for an approximately 7,500 square foot single family dwelling with an attached 3-car garage/storage, 726 square foot Accessory Dwelling Unit, 600 sq. ft. accessory storage structure and installation of two 10,000 gallon water tanks;
- b) Administrative permit to allow the removal of three (3) Oak trees with dbh of 6", 8" and 10"; and
- c) Use Permit for development on slopes of 25% or greater.

The Zoning Administrator included non-substantive changes to the resolution, a change to condition 15, and a new Notice of Report condition.

2. [ZA 20-046](#)

PLN180528 - 26317 Scenic Road, LLC

Public hearing to consider the demolition of an existing 1,200 square foot single family dwelling.

Project Location: 26317 Scenic Road, LLC, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

**Brandon Swanson, RMA Services Manager, presented this project.**

**Applicant: Aengus Jeffers (Agent)**

**Public Comment: None**

**Decision:** The Zoning Administrator found that the project is demolition of a single-family residence in a residential zone which qualifies for a Class 3 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and that none of the exceptions under Section 15300.2 apply, and approved the Coastal Administrative Permit, with non-substantive changes to the resolution, to allow the demolition of a 1,200 square foot two-story single family dwelling, and; approved a Coastal Development Permit to allow the garage to remain as an accessory structure prior to establishment of the main structure.

3. [ZA 20-045](#)

PLN200004 - DADWAL

Public hearing to consider additions totaling approximately 2,015 square feet to an existing 5,422 square foot two-level single-family dwelling.

Project Location: 122 Via Milagro, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

**Brandon Swanson, RMA Services Manager, presented this project.**

**Applicant: Harvey Dadwal (Applicant), Anthony Lombardo (Agent), and Rick DiGiacomo (Agent)**

Public Comment: Nick Smith, Rich Aiello, John Erlandson (representing the Architectural Review Committee), Bill McCrone (representing the Homeowners Association). Anthony Lombardo and Rick DiGiacomo responded to public comments.

Decision: This item was referred to the Land Use Advisory Committee and the hearing was continued to a date uncertain.

**OTHER MATTERS**

None

**ADJOURNMENT**

This meeting was adjourned at 11:04 a.m.

APPROVED:

\_\_\_\_\_  
Mike Novo, Zoning Administrator

ATTEST:

BY: \_\_\_\_\_  
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON \_\_\_\_\_

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# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Draft**

**Thursday, December 3, 2020**

**9:30 AM**

## **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

Zoning Administrator – Mike Novo

**Absent:**

Representatives for:  
Environmental Services  
Health Department  
RMA/Public Works

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None.

**ACCEPTANCE OF MINUTES**

None.

**9:30 A.M. - SCHEDULED ITEMS**

**[ZA 20-048](#)**

**PLN190348 - SALINAS SELF STORAGE**

Public hearing to consider continuing the public hearing to consider a Variance to allow a 50-foot-tall, 204 square foot (17' x 12') on-site advertisement sign for Salinas Self Storage at 201 Harrison Road to January 14, 2021. The Variance would allow a 15-foot addition to the maximum allowable 35 foot height limit.

**Project Location:** 201 Harrison Road, Salinas

**CEQA Action:** Categorically Exempt per section 15311 of the CEQA Guidelines

**Son Pham-Gallardo, Project Planner, presented this project.**

**Public Comment:** None

**Decision:** The hearing on this item was continued to January 14, 2020.

**OTHER MATTERS**

None

**ADJOURNMENT**

This meeting was adjourned at 9:34 a.m.

APPROVED:

\_\_\_\_\_  
Mike Novo, Zoning Administrator

ATTEST:

BY: \_\_\_\_\_  
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON \_\_\_\_\_

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# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Final**

**Thursday, October 8, 2020**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

**Zoning Administrator – Mike Novo**

**RMA/Public Works – Juan Hernandez**

**Absent:**

**Representatives for:**

**Environmental Services**

**Environmental Health Bureau**

**PUBLIC COMMENT**

**None.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

For the record, on the dais is a letter from the public for agenda item number 1, PLN200128, PG&E (AT&T Mobility).

**ACCEPTANCE OF MINUTES**

**None.**

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN200128 - PG&E (AT&T MOBILITY)**

Public hearing to consider a co-location construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice tower to a new height of 142.5 feet, adding 12 antennas, 15 remote radio units, and associated equipment including a new fenced adjacent compound.

**Project Location:** 745 Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone

**PLN200128 - PG&E (AT&T Mobility)**

**Mary Israel, Project Planner, recommended a continuance of the hearing for this project.**

**Decision:** The hearing on this item was continued to October 29, 2020.

**2. PLN190299 -VASSEGHI & GURRIES (Cal-Am) Garrapata Water Tanks**

Public hearing to consider the repair of slopes that support two (2) 40,000-gallon water tanks serving the Garrapata Water System. The repairs include structural stabilization components, backfill, and a replacement concrete pad surrounding the water tanks. The project is located within 100 feet of ESHA.

**Project Location:** 35904 Weston Ridge Rd. & 35781 Hwy 1, Big Sur

**Proposed CEQA Action:** Adopt a Mitigated Negative Declaration that was circulated for this project from July 28, to August 27, 2020.

**Richard Craig Smith, Project Planner, presented this project.**

**Applicant:** Josh Harwayne

**Public Comment:** None

**Decision:** The Zoning Administrator adopted a Mitigated Negative Declaration, approved a Combined Development Permit consisting of:

- a. Coastal Development Permit and Design Approval for the installation of a pier and beam structural component to stabilize a slope and a shotcrete cover over the structure and repaired slope; and
- b. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and
- c. Coastal Development Permit to allow development on slopes in excess of 30 percent;

and adopted a Condition Compliance and Mitigation Monitoring and Reporting Program

#### **OTHER MATTERS**

None.

#### **ADJOURNMENT**

– 9:58 a.m.

#### **APPROVED:**

/S/ Mike Novo

for

Mike Novo, Zoning Administrator

#### **ATTEST:**

BY: /S/ Felicia Silveira

for

Felicia Silveira, Zoning Administrator Clerk

APPROVED ON 1/14/21

# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Final**

**Thursday, October 29, 2020**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services*



**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

**Zoning Administrator – Mike Novo**

**Health Department – Roger Van-Horn and Krista Hanni**

**Absent:**

**Representatives for:**

**Environmental Services**

**RMA/Public Works**

**PUBLIC COMMENT**

**None.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**For the record, on the dais are two letters from the public and one memorandum from Environmental Health for agenda item number 1, PLN200128, PG&E (AT&T Mobility).**

**ACCEPTANCE OF MINUTES**

Acceptance of the August 27, 2020 and September 24, 2020 Zoning Administrator Meeting Minutes.

**9:30 A.M. - SCHEDULED ITEMS**

**PLN200128 - PG&E (AT&T Mobility)**

**Continued from October 8, 2020** - Public hearing to consider the construction of a 12-foot tower extension for a new wireless communications facility on an existing 130.5-foot PG&E lattice tower increasing to a height of 142.5 feet, adding 12 antennas, 15 remote radio units, and associated ground equipment including a fenced equipment area.

**Project Location:** 745 Dolan Road, Moss Landing (131-054-010-000), North County Land Use Plan, Coastal Zone

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**RECOMMENDATION:**

It is recommended that the Zoning Administrator:

- 1) Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
- 2) Approve a Coastal Development Permit to allow the construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice

tower, increasing the height to 142.5 feet, adding 12 antennas, 15 remote radio units, 3 surge suppressors, an equipment shelter, and a backup generator in a new fenced adjacent area.

The attached resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends that the Zoning Administrator adopt the resolution approving PLN200128 subject to twelve (12) conditions of approval.

**Mary Israel, Project Planner, presented this project.**

**Krista Hanni from the Health department addressed questions raised by the public.**

**Applicant: Tom Johnson**

**Public Comment: Nina Beety**

**Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines; and approved a Coastal Development Permit to allow the co-location construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice tower, increasing the height to 142.5 feet, adding 12 antennas, 15 remote radio units, 3 surge suppressors, an equipment shelter, and a backup generator in a new fenced compound.**

#### **OTHER MATTERS**

**None.**

#### **ADJOURNMENT**

**The meeting was adjourned at 10:14 a.m.**

#### **APPROVED:**

/S/ Mike Novo for  
**Mike Novo, Zoning Administrator**

#### **ATTEST:**

/S/ Felicia Siveira for  
**BY: Felicia Silveira, Zoning Administrator Clerk**

**APPROVED ON 1/14/2021**

# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Final**

**Thursday, November 12, 2020**

**9:30 AM**

## **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

Zoning Administrator – Mike Novo  
Environmental Health Bureau – Rachel Rodrigues  
RMA/Public Works – Juan Hernandez

**Absent:**

Representatives for:  
Environmental Services

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

For the record, on the dais is one letter from the public for Agenda Item Number 2, PLN180528 – 26317 Scenic Road, LLC.  
Additionally, on the dais are four letters from the public for Agenda Item Number 3, PLN200004 - Dadwal.

**ACCEPTANCE OF MINUTES**

None.

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN190294 - GEOLY**

Public hearing to consider the construction of an approximately 7,500 square foot single family dwelling inclusive of an attached 3-car garage, 725 square foot accessory dwelling unit and 600 square foot accessory storage structure with portions of the development on slopes in excess of 25%. The project also includes removal of three (3) Coast Live Oak trees.

Project Location: 493 Aguajito Road, Carmel (Assessor's Parcel Number 008-141-015-000),  
Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

**Son Pham-Gallardo, Project Planner, presented this project.**

**Applicant: Gail Hatter (Agent)**

**Public Comment: None**

**Decision: The Zoning Administrator found that the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines;**

and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:

- a) Administrative Permit and Design Approval for an approximately 7,500 square foot single family dwelling with an attached 3-car garage/storage, 726 square foot Accessory Dwelling Unit, 600 sq. ft. accessory storage structure and installation of two 10,000 gallon water tanks;
- b) Administrative permit to allow the removal of three (3) Oak trees with dbh of 6", 8" and 10"; and
- c) Use Permit for development on slopes of 25% or greater.

The Zoning Administrator included non-substantive changes to the resolution, a change to condition 15, and a new Notice of Report condition.

**2. PLN180528 - 26317 Scenic Road, LLC**

Public hearing to consider the demolition of an existing 1,200 square foot single family dwelling.

Project Location: 26317 Scenic Road, LLC, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

**Brandon Swanson, RMA Services Manager, presented this project.**

**Applicant: Aengus Jeffers (Agent)**

**Public Comment: None**

**Decision:** The Zoning Administrator found that the project is demolition of a single-family residence in a residential zone which qualifies for a Class 3 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and that none of the exceptions under Section 15300.2 apply, and approved the Coastal Administrative Permit, with non-substantive changes to the resolution, to allow the demolition of a 1,200 square foot two-story single family dwelling, and; approved a Coastal Development Permit to allow the garage to remain as an accessory structure prior to establishment of the main structure.

**3. PLN200004 - DADWAL**

Public hearing to consider additions totaling approximately 2,015 square feet to an existing 5,422 square foot two-level single-family dwelling.

Project Location: 122 Via Milagro, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

**Brandon Swanson, RMA Services Manager, presented this project.**

**Applicant: Harvey Dadwal (Applicant), Anthony Lombardo (Agent), and Rick DiGiacomo (Agent)**

**Public Comment:** Nick Smith, Rich Aiello, John Erlandson (representing the Architectural Review Committee), Bill McCrone (representing the Homeowners Association). Anthony Lombardo and Rick DiGiacomo responded to public comments.

**Decision:** This item was referred to the Land Use Advisory Committee and the hearing was continued to a date uncertain.

**OTHER MATTERS**

**None**

**ADJOURNMENT**

This meeting was adjourned at 11:04 a.m.

**APPROVED:**

/S/ Mike Novo

\_\_\_\_\_ for

**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:** /S/ Felicia Silveira

\_\_\_\_\_ for

**Felicia Silveira, Zoning Administrator Clerk**

**APPROVED ON** 1/14/21

\_\_\_\_\_

# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Final**

**Thursday, December 3, 2020**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

**Zoning Administrator – Mike Novo**

**Absent:**

**Representatives for:**

**Environmental Services**

**Health Department**

**RMA/Public Works**

**PUBLIC COMMENT**

**None.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**None.**

**ACCEPTANCE OF MINUTES**

**None.**

**9:30 A.M. - SCHEDULED ITEMS**

**PLN190348 - SALINAS SELF STORAGE**

Public hearing to consider continuing the public hearing to consider a Variance to allow a 50-foot-tall, 204 square foot (17' x 12') on-site advertisement sign for Salinas Self Storage at 201 Harrison Road to January 14, 2021. The Variance would allow a 15-foot addition to the maximum allowable 35 foot height limit.

**Project Location:** 201 Harrison Road, Salinas

**CEQA Action:** Categorically Exempt per section 15311 of the CEQA Guidelines

**Son Pham-Gallardo, Project Planner, presented this project.**

**Public Comment:** None

**Decision:** The hearing on this item was continued to January 14, 2020.

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**This meeting was adjourned at 9:34 a.m.**



**APPROVED:**

/S/ Mike Novo

\_\_\_\_\_  
**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:** /S/ Felicia Silveira

\_\_\_\_\_  
**Felicia Silveira, Zoning Administrator Clerk**

**APPROVED ON** 1/14/21



# County of Monterey

Item No.

## Board Report

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

Legistar File Number: ZA 20-049

January 14, 2021

Introduced: 12/15/2020

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

### PLN190348 - SALINAS SELF STORAGE

Public hearing to consider a Variance to allow an on-site advertisement sign for Salinas Self-Storage along Highway 101 with a maximum height of 50 feet, which is an increase of the maximum allowable height from 35 feet.

Project Location: 201 Harrison Road, Salinas (SR101 Offramp at Sala Road)

CEQA Action: Categorically Exempt per section 15311 of the CEQA Guidelines

### RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find the project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities which qualifies as a Class 11 Categorical Exemption pursuant to section 15311(a) of the CEQA Guidelines; and there are no exceptions applicable as described in Section 15300.2 of the CEQA Guidelines; and
- 2) Approve a Variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.

### PROJECT INFORMATION:

Owner: Salinas Self Storage

APN: 113-091-006-000

Zoning: Light Commercial ("LC")

Agent: Signs by Van/Jeremy Vanderkraats

Parcel Size: 5.01 acres

Planning Area: Greater Salinas

Flagged and Staked: No

### SUMMARY:

The subject property is located on the southwest corner of Harrison and Sala Road, approximately one mile north of the City of Salinas. Salinas Self Storage is requesting approval of a 50-foot-tall sign with 204 square feet of space for advertisement for the self-storage facilities on-site. As designed, the proposed sign area is within the allowable maximum advertising square footage of 300 square feet. However, it would exceed the 35-foot maximum height limit, so a Variance to allow an additional 15 feet in height is required.

This proposed sign would replace an existing sign that was established before Caltrans completed highway improvements in 2004. The site is immediately adjacent to (west of) Highway 101, and additional height is requested due to the change in grade caused by construction of the Sala Road

Interchange. These improvements obscure visibility of the existing 35-foot-tall sign on the property from Highway 101. According to the applicant, the business relies on advertisement to generate a substantial part of their business, and a 50-foot-tall sign is now required to restore visibility for motorists on Highway 101.

Although not in the Sphere of Influence, this project was routed to the City of Salinas as part of an agreement to work collaboratively on projects near the City. City staff commented that the sign would not be consistent if it were within Salinas jurisdiction predominantly due to the business not being visitor serving.

County staff finds that there are unique conditions such that granting a variance would not constitute special privilege for this project. Staff recommends approval based on the specific facts of this case, including the change in grade by Caltrans and information provided by the applicant about their reliance on advertising for the viability of their business.

#### DISCUSSION:

Pursuant to Monterey County Code, Section 21.60.090 - Commercial and industrial zoning district sign regulations; signs up to but not exceeding 300 square feet in total are allowed. There is currently a 165 sq. ft. sign that is 35 feet tall installed at the site. The proposed new sign would be 20% larger at 204 sq. ft. which meets the size requirements but would be 15 feet taller than allowed at a total of 50 feet. A mini storage complex has been established at the site since approval by the Planning Commission in 1996 (Salinas Self Storage - Resolution No. 96009/PC95088). The previous approval included a General Development Plan and elevation plans that identified the existing 35-foot-tall sign.

In September 2004, construction of the Sala Road Interchange and southbound Highway 101 Overcrossing at Russell Road and Espinosa Road in north Salinas was completed by Caltrans. The work was done to ensure safer travel along Highway 101 between Sala Road and Boronda Road in north Salinas. Part of that construction involved an off-ramp from Highway 101 adjacent to the subject site. With the elevated construction of this off-ramp, it created a limited view of the Salinas Self Storage business in addition to covering up most of the current 35-foot pole sign. It now appears the sign is sitting 10 feet off the ground instead of 35 feet because the construction of the ramp created an approximately 20-foot change in elevation between the highway surface and the property. According to Caltrans data, the clearance for the bridge connecting to the adjacent off ramp is at 19'9" and the roof of the bridge is at 23'5". As such, by adding the additional height to the sign, the view of the signage from Highway 101 would be similar to the pre-interchange views of the 35-foot sign (see Exhibit B).

Although the site is outside of the City of Salinas Sphere of Influence, County staff forwarded the project materials to the City of Salinas for review due to its location (northern approach to the City boundaries along Highway 101 and Russell Road). The City of Salinas stated that they would not be supportive of the sign if it were in their jurisdiction because the Salinas Zoning Code would not allow highway signs for a mini-storage business (Exhibit F). Only visitor serving uses such as restaurants, gas stations, and hotels are eligible for a Conditional Use Permit for a sign of this nature under City code. In addition, the City stated the proposed sign is too big in their opinion. County Staff

considered comments from the City, however, MCC Section 21.60.090 allows a sign up to but not exceeding 300 square feet in total, so the applicant is well within this requirement. Further, since the site is in a commercial zoning district, the applicant is allowed to advertise their business. The only issue remaining for consideration then, is that the height proposed does not meet the height requirement, hence the request for a Variance.

Staff finds that the proposal qualifies for a Variance. Pursuant to Title 21 (Non-coastal Zoning Ordinance) Variances shall only be granted if the following findings can be made:

- A. That because of special circumstances applicable to subject property, including, size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
- B. That the variance does not constitute grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated;
- C. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regularly governing the parcel of property.

Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. Staff finds that a Variance can be supported, and the necessary findings made based on the following:

- A. Special circumstances are applicable to this property due to the substantial change in grades introduced by the highway improvements that significantly limit the visibility of any signage from Highway 101 which would meet the height limits for this site.
- B. This circumstance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and zoning area since nearby businesses have similar commercial signs which were not affected by the elevation change of Highway 101 and are still visible.
- C. The variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for advertisement of businesses.

Any other commercial properties in the vicinity with views affected by the highway improvement would need to be considered on a case-by-case basis to determine if similar special circumstances exist to grant a Variance.

#### LUAC

There is no Land Use Advisory Committee (LUAC) for the Greater Salinas Planning Area. The proposed project was not reviewed by the LUAC.

#### CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15311 categorically exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities. The project is a replacement of an existing commercial sign. Therefore, the proposed

development is consistent with the parameters of this Class 11 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application. No significant vistas would be affected by increasing the sign height.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau  
RMA-Public Works  
RMA-Environmental Services  
City of Salinas  
Monterey County Regional Fire Protection District

Prepared by: Son Pham-Gallardo, Associate Planner, 831-755-5226  
Reviewed by: Brandon Swanson, HCD Planning Services Manager  
Approved by: Carl P. Holm, AICP, HCD Director

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan & Elevation

Exhibit B - Photos of Off-Ramp & Simulation of Sign

Exhibit C - Vicinity Map

Exhibit D - PC Resolution No. 96009

Exhibit E - Justification letter from applicant

Exhibit F - Letter from City of Salinas

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Salinas Self Storage Applicant/Owner; Signs by Van/Jeremy Vanderkraats, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN190348



# Monterey County Zoning Administrator

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

## Agenda Item No. 1 Legistar File Number: ZA 20-049

January 14, 2021

Introduced: 12/15/2020

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

### PLN190348 - SALINAS SELF STORAGE

Public hearing to consider a Variance to allow an on-site advertisement sign for Salinas Self-Storage along Highway 101 with a maximum height of 50 feet, which is an increase of the maximum allowable height from 35 feet.

Project Location: 201 Harrison Road, Salinas (SR101 Offramp at Sala Road)

CEQA Action: Categorically Exempt per section 15311 of the CEQA Guidelines

### RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find the project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities which qualifies as a Class 11 Categorical Exemption pursuant to section 15311(a) of the CEQA Guidelines; and there are no exceptions applicable as described in Section 15300.2 of the CEQA Guidelines; and
- 2) Approve a Variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.

### PROJECT INFORMATION:

Owner: Salinas Self Storage

APN: 113-091-006-000

Zoning: Light Commercial ("LC")

Agent: Signs by Van/Jeremy Vanderkraats

Parcel Size: 5.01 acres

Planning Area: Greater Salinas

Flagged and Staked: No

### SUMMARY:

The subject property is located on the southwest corner of Harrison and Sala Road, approximately one mile north of the City of Salinas. Salinas Self Storage is requesting approval of a 50-foot-tall sign with 204 square feet of space for advertisement for the self-storage facilities on-site. As designed, the proposed sign area is within the allowable maximum advertising square footage of 300 square feet. However, it would exceed the 35-foot maximum height limit, so a Variance to allow an additional 15 feet in height is required.

This proposed sign would replace an existing sign that was established before Caltrans completed highway improvements in 2004. The site is immediately adjacent to (west of) Highway 101, and additional height is requested due to the change in grade caused by construction of the Sala Road

Interchange. These improvements obscure visibility of the existing 35-foot-tall sign on the property from Highway 101. According to the applicant, the business relies on advertisement to generate a substantial part of their business, and a 50-foot-tall sign is now required to restore visibility for motorists on Highway 101.

Although not in the Sphere of Influence, this project was routed to the City of Salinas as part of an agreement to work collaboratively on projects near the City. City staff commented that the sign would not be consistent if it were within Salinas jurisdiction predominantly due to the business not being visitor serving.

County staff finds that there are unique conditions such that granting a variance would not constitute special privilege for this project. Staff recommends approval based on the specific facts of this case, including the change in grade by Caltrans and information provided by the applicant about their reliance on advertising for the viability of their business.

#### DISCUSSION:

Pursuant to Monterey County Code, Section 21.60.090 - Commercial and industrial zoning district sign regulations; signs up to but not exceeding 300 square feet in total are allowed. There is currently a 165 sq. ft. sign that is 35 feet tall installed at the site. The proposed new sign would be 20% larger at 204 sq. ft. which meets the size requirements but would be 15 feet taller than allowed at a total of 50 feet. A mini storage complex has been established at the site since approval by the Planning Commission in 1996 (Salinas Self Storage - Resolution No. 96009/PC95088). The previous approval included a General Development Plan and elevation plans that identified the existing 35-foot-tall sign.

In September 2004, construction of the Sala Road Interchange and southbound Highway 101 Overcrossing at Russell Road and Espinosa Road in north Salinas was completed by Caltrans. The work was done to ensure safer travel along Highway 101 between Sala Road and Boronda Road in north Salinas. Part of that construction involved an off-ramp from Highway 101 adjacent to the subject site. With the elevated construction of this off-ramp, it created a limited view of the Salinas Self Storage business in addition to covering up most of the current 35-foot pole sign. It now appears the sign is sitting 10 feet off the ground instead of 35 feet because the construction of the ramp created an approximately 20-foot change in elevation between the highway surface and the property. According to Caltrans data, the clearance for the bridge connecting to the adjacent off ramp is at 19'9" and the roof of the bridge is at 23'5". As such, by adding the additional height to the sign, the view of the signage from Highway 101 would be similar to the pre-interchange views of the 35-foot sign (see Exhibit B).

Although the site is outside of the City of Salinas Sphere of Influence, County staff forwarded the project materials to the City of Salinas for review due to its location (northern approach to the City boundaries along Highway 101 and Russell Road). The City of Salinas stated that they would not be supportive of the sign if it were in their jurisdiction because the Salinas Zoning Code would not allow highway signs for a mini-storage business (Exhibit F). Only visitor serving uses such as restaurants, gas stations, and hotels are eligible for a Conditional Use Permit for a sign of this nature under City code. In addition, the City stated the proposed sign is too big in their opinion. County Staff

considered comments from the City, however, MCC Section 21.60.090 allows a sign up to but not exceeding 300 square feet in total, so the applicant is well within this requirement. Further, since the site is in a commercial zoning district, the applicant is allowed to advertise their business. The only issue remaining for consideration then, is that the height proposed does not meet the height requirement, hence the request for a Variance.

Staff finds that the proposal qualifies for a Variance. Pursuant to Title 21 (Non-coastal Zoning Ordinance) Variances shall only be granted if the following findings can be made:

- A. That because of special circumstances applicable to subject property, including, size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
- B. That the variance does not constitute grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated;
- C. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regularly governing the parcel of property.

Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. Staff finds that a Variance can be supported, and the necessary findings made based on the following:

- A. Special circumstances are applicable to this property due to the substantial change in grades introduced by the highway improvements that significantly limit the visibility of any signage from Highway 101 which would meet the height limits for this site.
- B. This circumstance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and zoning area since nearby businesses have similar commercial signs which were not affected by the elevation change of Highway 101 and are still visible.
- C. The variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for advertisement of businesses.

Any other commercial properties in the vicinity with views affected by the highway improvement would need to be considered on a case-by-case basis to determine if similar special circumstances exist to grant a Variance.

#### LUAC

There is no Land Use Advisory Committee (LUAC) for the Greater Salinas Planning Area. The proposed project was not reviewed by the LUAC.

#### CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15311 categorically exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities. The project is a replacement of an existing commercial sign. Therefore, the proposed



development is consistent with the parameters of this Class 11 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application. No significant vistas would be affected by increasing the sign height.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau  
RMA-Public Works  
RMA-Environmental Services  
City of Salinas  
Monterey County Regional Fire Protection District

Prepared by: Son Pham-Gallardo, Associate Planner, 831-755-5226  
Reviewed by: Brandon Swanson, HCD Planning Services Manager  
Approved by: Carl P. Holm, AICP, HCD Director

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan & Elevation

Exhibit B - Photos of Off-Ramp & Simulation of Sign

Exhibit C - Vicinity Map

Exhibit D - PC Resolution No. 96009

Exhibit E - Justification letter from applicant

Exhibit F - Letter from City of Salinas

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Salinas Self Storage Applicant/Owner; Signs by Van/Jeremy Vanderkraats, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN190348

# Exhibit A

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## DRAFT RESOLUTION

### Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

**SALINAS SELF STORAGE (PLN190374)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Find the project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities which qualifies as a Class 11 Categorical Exemption pursuant to section 15311(a) of the CEQA Guidelines; and there are no exceptions applicable as described in Section 15300.2 of the CEQA Guidelines; and
- 2) Adopt a resolution to approve a Variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.

[PLN190374, Salinas Self Storage, 201 Harrison Road, Salinas Road, Salinas, Greater Salinas Area Plan (APN: 113-091-006-000)]

**The Salinas Self Storage application (PLN190374) came on for public hearing before the Monterey County Zoning Administrator on January 14, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

#### FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.  
**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN190374.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Salinas Area Plan
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 201 Harrison Road, Salinas (Assessor's Parcel Number 113-091-006-000), Greater Salinas Area Plan. The parcel is zoned Light Commercial (LC), which allows non-habitable accessory structures as a Use Allowed. In addition, Section 21.60.090 - *Commercial and industrial zoning district sign regulations*; signs up to but not exceeding 300 square feet in total are allowed without a requirement of a discretionary permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on October 10, 2020 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The proposed project was not reviewed by the Greater Salinas Land Use Advisory Committee (LUAC) since there is no LUAC for this area.
- e) The site is outside of Salinas Sphere of Influence. Although the site is outside of the City of Salinas Sphere of Influence, County staff forwarded the project materials to the City of Salinas for review due to its location (northern approach to the City boundaries along Highway 101 and Russell Road). The City of Salinas stated that they would not be supportive of the sign if it were in their jurisdiction because the Salinas Zoning Code would not allow highway signs for a mini-storage business. Only visitor serving uses such as restaurants, gas stations, and hotels are eligible for a Conditional Use Permit for a sign of this nature under City code. In addition, the City stated the proposed sign is too big in their opinion. County Staff considered comments from the City, however, MCC Section 21.60.090 allows a sign up to but not exceeding 300 square feet in total, so the applicant is well within this requirement. Furthermore, since the site is in a commercial zoning district, the applicant is allowed to advertise their business. The only issue remaining for consideration then, is that the height proposed does not meet the height requirement, hence the request for a Variance.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN190374.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: Housing and Community Development Planning Services, Monterey Regional Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. There has been no indication from these

departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Pursuant to Monterey County Code, Section 21.60.090 - *Commercial and industrial zoning district sign regulations*; signs up to but not exceeding 300 square feet in total are allowed. There is currently a 165 sq. ft. sign that is 35 feet tall installed at the site. The proposed new sign would be 20% larger at 204 sq. ft. which meets the size requirements but would be 15 feet taller than allowed at a total of 50 feet. A mini storage complex has been established at the site since approval by the Planning Commission in 1996 (Salinas Self Storage – Resolution No. 96009/PC95088). The previous approval included a General Development Plan and elevation plans that identified the existing 35-foot-tall sign.
- c) In September 2004, construction of the Sala Road Interchange and southbound Highway 101 Overcrossing at Russell Road and Espinosa Road in north Salinas was completed by Caltrans. The work was done to ensure safer travel along Highway 101 between Sala Road and Boronda Road in north Salinas. Part of that construction involved an off-ramp from Highway 101 adjacent to the subject site. With the elevated construction of this off-ramp, it created a limited view of the Salinas Self Storage business in addition to covering up most of the current 35-foot pole sign. It now appears the sign is sitting 10 feet off the ground instead of 35 feet because the construction of the ramp created an approximately 20-foot change in elevation between the highway surface and the property. According to Caltrans data, the clearance for the bridge connecting to the adjacent off ramp is at 19’9” and the roof of the bridge is at 23’5”. As such, by adding the additional height to the sign, the view of the signage from Highway 101 would be similar to the pre-interchange views of the 35-foot sign.
- d) Staff conducted a site inspection on October 10, 2020 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN190374.

4.       **FINDING:**       **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the 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.

**EVIDENCE:**   a) The project was reviewed by Housing and Community Development Planning Services, Monterey Regional Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse

effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) There are no onsite water treatment system (OWTS) onsite. The property is served by a private onsite well. However, the sign does not contain any plumbing fixtures and thus does not require water or septic connections.
- c) Staff conducted a site inspection on October 10, 2020 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Housing and Community Planning Services for the proposed development found in Project File PLN190374.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

**EVIDENCE:**

- a) Staff reviewed Monterey County Housing and Community Planning and Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on October 10, 2020 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Planning Services for the proposed development are found in Project File PLN190374.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:**

- a) California Environmental Quality Act (CEQA) Guidelines Section 15311 categorically exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities.
- b) The project is a replacement of an existing commercial sign. Therefore, the proposed development is consistent with the parameters of this Class 11 exemption.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 10, 2020.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) Staff conducted a site inspection on October 10, 2020 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community

7. **FINDING:** **VARIANCE** - The project meets the findings for a variance as required by Title 21 section 21.72 (Variances). Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. Staff finds that a Variance can be supported, and the necessary findings made based on the following:

- EVIDENCE:**
- a) Special circumstances are applicable to this property due to the substantial change in grades introduced by the highway improvements that significantly limit the visibility of any signage from Highway 101 which would meet the height limits for this site.
  - b) This circumstance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and zoning area since nearby businesses have similar commercial signs which were not affected by the elevation change of Highway 101 and are still visible
  - c) The variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for advertisement of businesses.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission

**EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities which qualifies as a Class 11 Categorical Exemption pursuant to section 15311(a) of the CEQA Guidelines; and there are no exceptions applicable as described in Section 15300.2 of the CEQA Guidelines.
2. Adopt a resolution to approve a variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.

All in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of January, 2021.

---

John M. Dugan, FAICP Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE ZONING ADMINISTRATOR



IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE PLANNING DIRECTOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County Housing and Community Development-Planning and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190348

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Variance (PLN190348) allows a 50 foot tall pole sign (17'x12') to exceed the 35 foot height limit. The property is located at 201 Harrison Road, Salinas (Assessor's Parcel Number 113-091-006-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

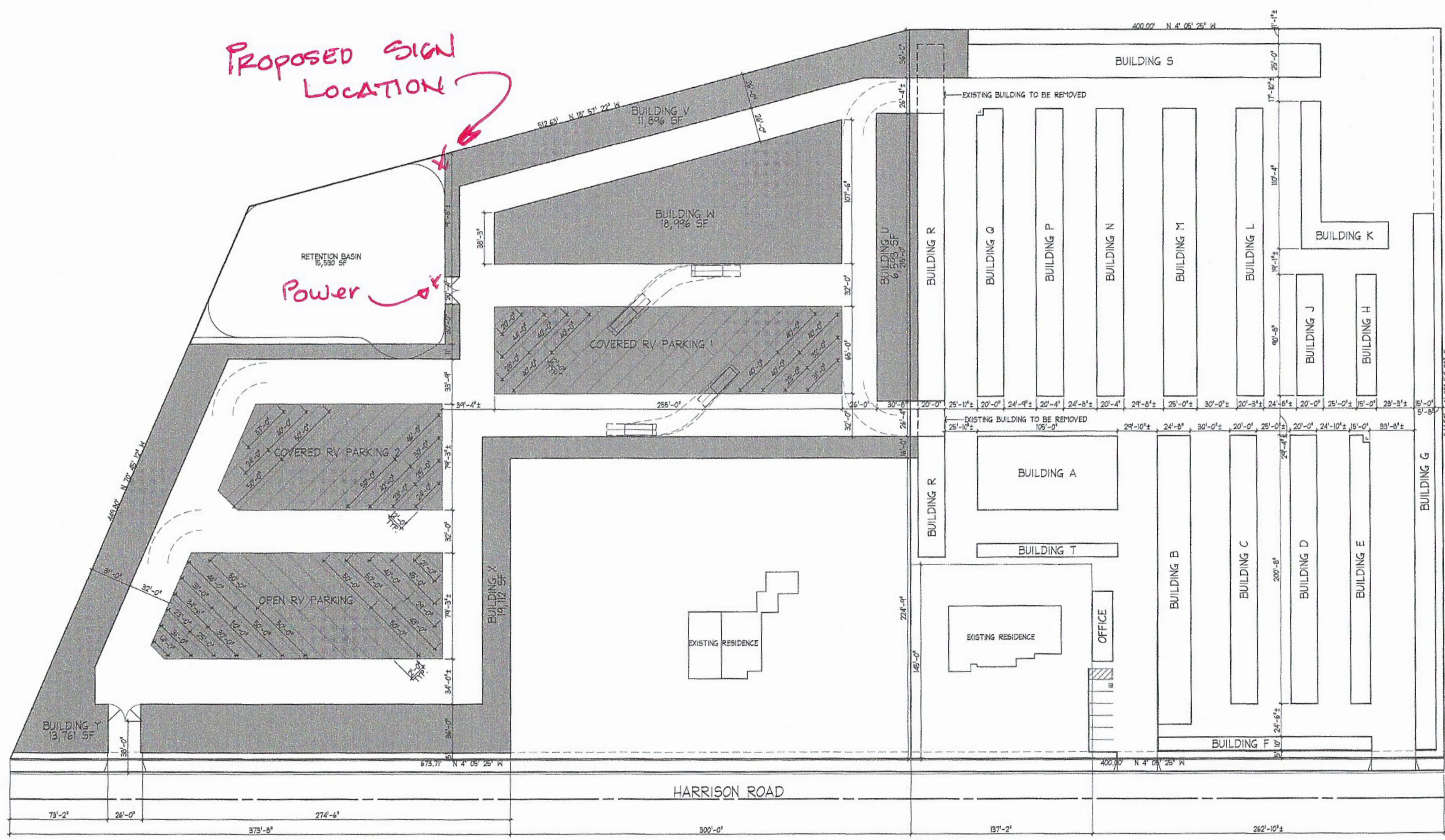
**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Variance (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 113-091-006-000 on December 3, 2020. The permit was granted subject to 2 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

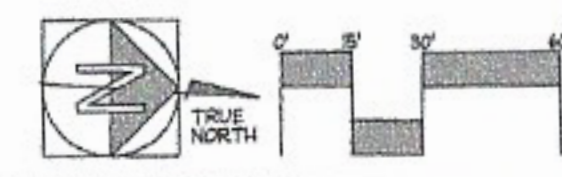




PROPOSED SIGN  
LOCATION

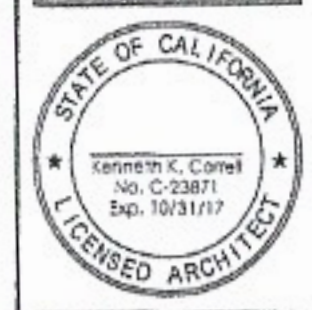
Power

NOTE: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY. ALL INFORMATION IS BASED ON THE BEST AVAILABLE INFORMATION PROVIDED AT THE TIME OF ITS PREPARATION.



OVERALL SITE PLAN  
SCALE: 1"=50'-0"

**ARE Associates**  
Architecture Real Estate  
25422 Trancero Road  
San Jose, CA 95134  
Tel: 408.279.4400  
www.AREAssociates.com



The design and construction of this project are the responsibility of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

CONSULTANT  
**SALINAS SELF STORAGE**  
201 HARRISON ROAD  
AT SALA ROAD  
SALINAS, CALIFORNIA

DATE: 17 JUN 19  
PROJECT MANAGER: KKC  
DRAWN BY: KKC  
JOB NUMBER: 15145

OVERALL  
SITE PLAN  
**A1.1**

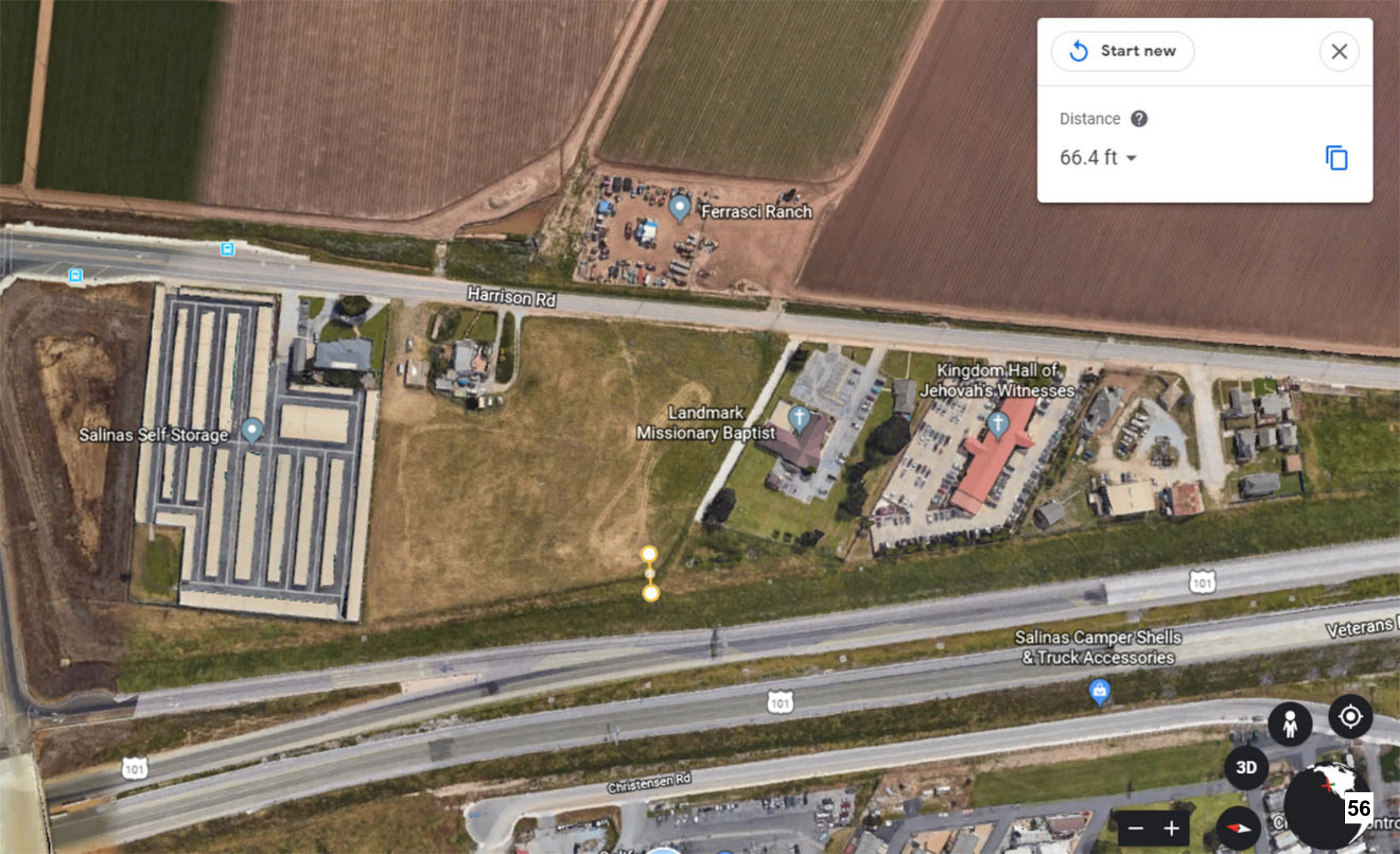


Start new



Distance ?

66.4 ft ▾





16130 Highway 156, Salinas, CA 93907  
(831) 200-9680  
www.signsbyvan.com  
License #: 866499

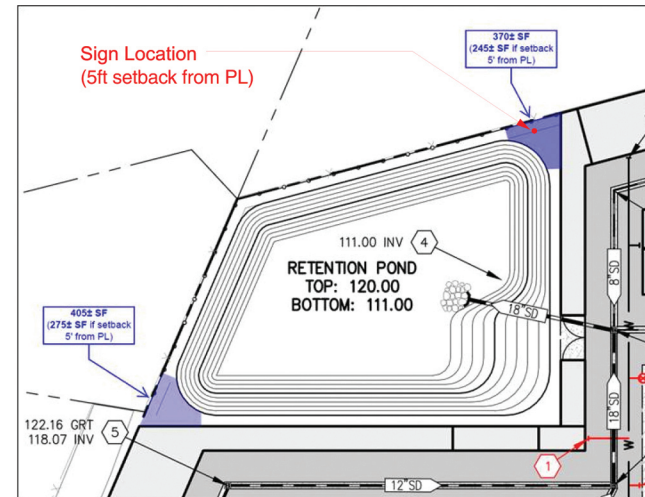
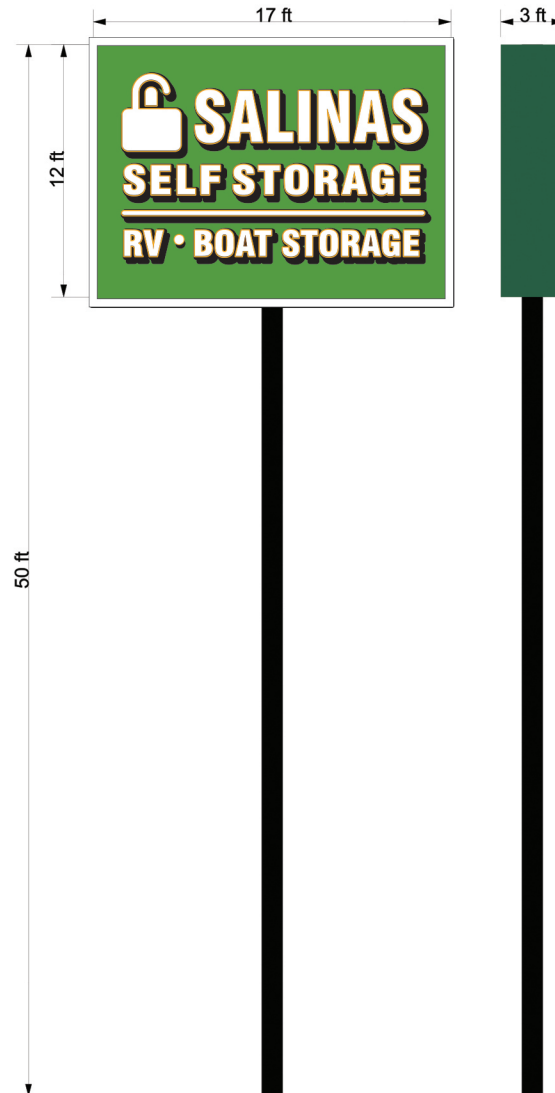
Client:



**CAUTION: Proofreading is your responsibility!**  
If anything is wrong now, it will be wrong in the final proof.  
At this point we will correct any of **our** mistakes at no cost to you.  
Your signature below tells us you have OK'd the work and assume full and final responsibility for accuracy.

- ☐ PROOF OK  
☐ PROOF OK WITH CHANGES  
☐ CHANGE & EMAIL NEW PROOF

APPROVAL SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_



All plans, depictions, layouts or arrangements indicated on this drawing are copyrighted and owned by **Signs by Van** and may not be reproduced, used by, or disclosed to any persons, firm, or corporation for any purpose whatsoever without the express written permission of **Signs by Van**.

## Exhibit B

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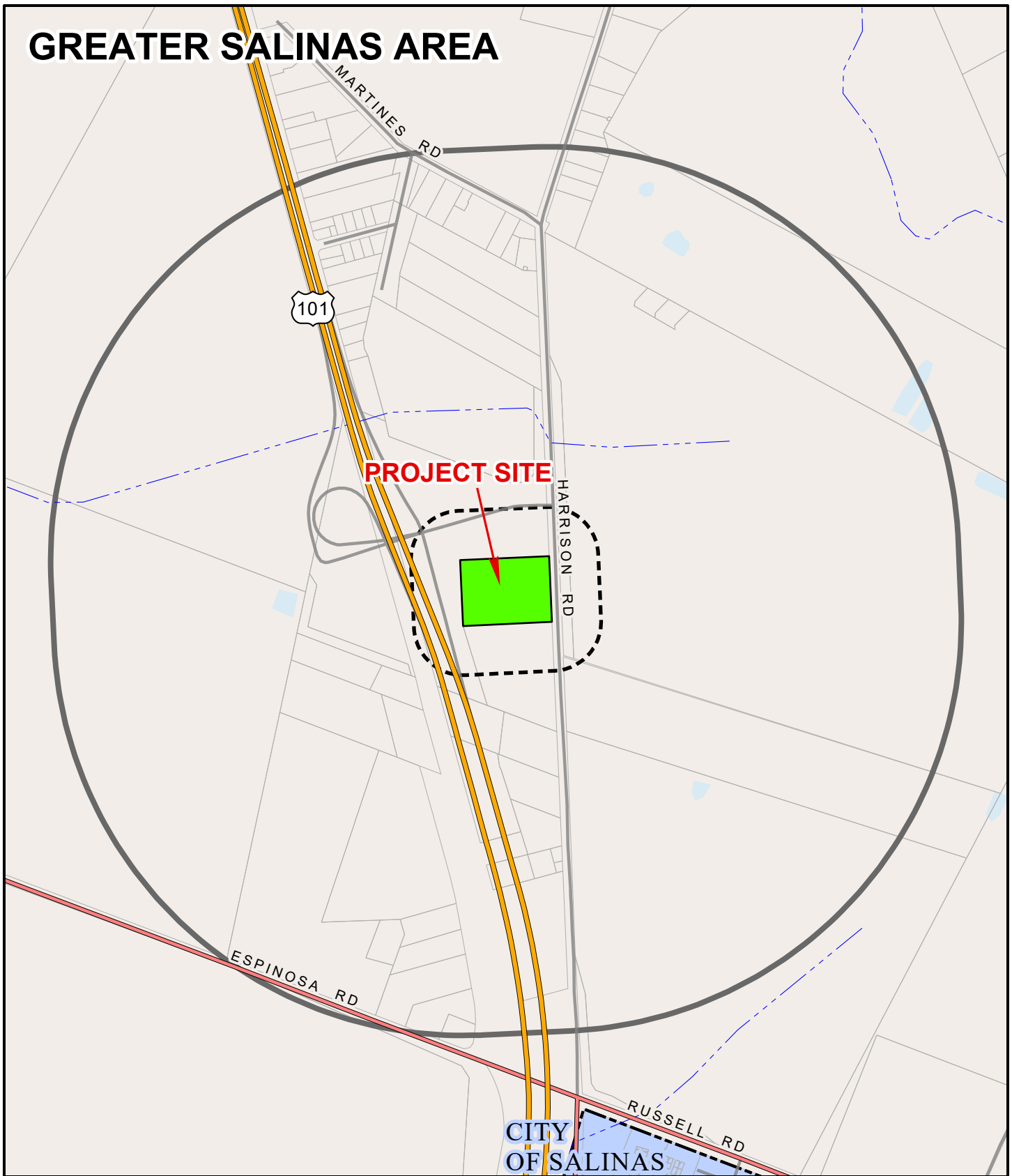


## Exhibit C

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# GREATER SALINAS AREA



**APPLICANT:** SALINAS SELF STORAGE ASSOCIATES LLC

**APN:** 113-091-006-000

**FILE #** PLN190348



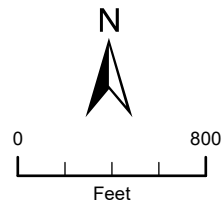
ProjectSite



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## Exhibit D

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PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 96009

A.P. # 113-091-006-000

FINDINGS AND DECISION

In the matter of the application of Evelyn Martins (PC95088) for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to construct a mini storage complex on 5 acres of land, located on Assessor's Map 1, Bolsa de las Escarpines, portion of Lot 1 and Lots 2 and 3 of Espinosa Partition, located easterly of Highway 101 and westerly of Harrison Road, fronting on Harrison Road, north of Salinas, 201 Harrison Road, Salinas, came on regularly for hearing before the Planning Commission on January 31, 1996.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

- FINDING: The proposed mini storage facility is consistent with Section 21.60.050 Title 21 (Zoning Ordinance) Monterey County Code which designates the property as "LC" (Light Commercial), Greater Salinas Area Plan.
- EVIDENCE: The policies of the Greater Salinas Area Plan and the Monterey County General Plan were evaluated in the review of the subject proposal. No conflict or inconsistencies with these plans were found.
2. FINDING: The project will not have a significant adverse impact on the environment. An initial study was prepared for the project and it was determined that the project would have no significant impacts. A Negative Declaration was filed with the County Clerk on November 3, 1995.
- EVIDENCE: Initial Study and Negative Declaration contained in File No. PC95088.
3. FINDING: The site is suitable for the use proposed.
- EVIDENCE: The project has been reviewed by the Monterey County Planning and Building Inspection Department, Salinas Rural Fire Protection District, Water Resources Agency, Public Works Department, Parks Department and the Environmental Health Department. There has been no indication from these agencies that the site is not suitable.
- EVIDENCE: There are no environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.



4. FINDING: The conditions of approval are appropriate.  
EVIDENCE: The conditions are based on the recommendations of the local Monterey County Planning and Building Inspection Department, Salinas Rural Fire Protection District, Water Resources Agency, Public Works Department, Parks Department and the Environmental Health Department.
5. FINDING: That the establishment, maintenance, or operation of the use will not under the circumstance of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.  
EVIDENCE: The project has been conditioned to eliminate distracting lighting and glare.
6. FINDING: The recommended condition regarding lighting has been applied to ensure safety to motorists on Highway 101 and Harrison Road.  
EVIDENCE: Exterior lighting shall be unobtrusive in accordance with Policy 26.1.20 of the Monterey County General Plan.

#### DECISION

THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and that said application be granted as shown on the attached sketch, subject to the following conditions:

1. Hours of operation will be from 9:00 am to 6:00 pm. (Planning and Building Inspection)
2. The use permit is for a mini storage facility. No recreation vehicles, boats, cars, or large construction vehicles will be allowed to be stored at this site. (Planning and Building Inspection)
3. No private businesses will be allowed to operate out of any storage unit at this site. (Planning and Building Inspection)
4. All signs shall be in keeping with the allowed signage in Title 21.18 in the Light Commercial Zoning District. (Planning and Building Inspection)
5. Landscaping shall be required on the perimeter of the storage facility and shall cover a minimum of 10% of the developed site area subject to a plan approved by the Director of Planning and Building Inspection. The landscaping shall be in place prior to the commencement of use or a certificate of deposit or other

form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and building Inspection Department. (Planning and Building Inspection).

6. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A \$100.00 landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and building Inspection Department. (Planning and Building Inspection)
7. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)

That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off site glare is fully controlled. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheet for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)

9. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for: "The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." (Salinas Rural Fire Protection District)
10. The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993. (Salinas Rural Fire Protection District)

Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible for the road. Where visibility cannot

be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers shall be in Arabic, not Roman or written out in words. (Salinas Rural Fire Protection District)

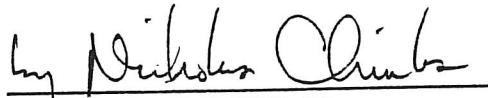
12. Fire extinguishers shall be installed in accordance with Standard 10-1 of the Uniform Fire Code. (Salinas Rural Fire Protection District)
13. Knox boxes or key switches shall be provided at both entrances. (Salinas Rural Fire Protection District)
14. Adequate water for fire protection shall be furnished to provide a fire flow of 1,500 gallons per minute with a residual pressure of 20 p.s.i.. (Salinas Rural Fire Protection District)
15. A minimum of three (3) fire hydrants shall be installed and maintained pursuant of the most recent edition of NFPA 24 and 25.
  - a. Fire hydrants shall have two 2-1/2 inch and one 4-1/2 inch outlets.
  - b. Fire hydrants shall be installed so as to provide a minimum of 18 inches of vertical clearance from the bottom of the lowest outlet to finish grade and a minimum of 36 inches of horizontal clearance around the hydrants.
  - c. Fire hydrant location shall be approved by the Salinas Rural Fire District.
  - d. Ballards shall be installed around all fire hydrants to protect them from traffic impact. Standards for ballard installation shall be approved by the Salinas Rural Fire District. (Salinas Rural Fire Protection District)
16. The private fire service mains and their appurtenances shall be installed and maintained pursuant to the most recent edition of NFPA 24 and NFPA 25. Plans shall be submitted and approved prior to installation. Improvements shall be accepted and approved prior to final fire department inspection. (Salinas Rural Fire Protection District)
17. Necessary drainage improvements shall be constructed in accordance with plans by a registered civil engineer addressing on-site and off-site impacts, to include the design of stormwater detention/sediment facilities (pond with fencing); and on-site percolation of excess impervious surface stormwater runoff. (Water Resources Agency)
18. Certification that a stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. (Water Resources Agency)
19. The percolation pits be limited to no more than 15 feet maximum depth so that they will not be considered as "wells". (If soil conditions at this depth do not expose a sufficient band of good percolation strata, please contact Water Resources to discuss alternatives.)

20. The developer shall provide documentation that the proposed project and the existing single family dwelling have been connected to California Water company prior to occupancy for the proposed use. (Environmental Health)
21. Provide to the Director of Environmental Health certification and any necessary documentation from State agencies that California Water Company can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)
22. Connect the project to a septic system approved by the Director of Environmental Health. Submit revised plans for review and approval showing the location and design of both the proposed and existing septic systems and per Chapter 15.20 MCC. The design should include distribution systems, expansion areas, and traffic engineering as necessary. (Environmental Health)
23. Prior to issuance of a building Permit the applicant shall install the primary and expansion septic system improvements for the single family dwelling and the new proposed use. All septic systems improvements shall comply with standards set forth in chapter 15.20 MCC and Central Coast Basin Plan, RWQCB. (Environmental Health)
24. Install curb, gutter, sidewalk, and paveout along the frontage of Harrison Road if feasible. (Public Works)
25. That the parking and circulation be approved by the Director of Planning and Building Inspection. (Public Works/Planning and Building Inspection)
26. Widen the north leg of the Harrison Road/ Russell Road intersection to provide for two approach lanes adequate for handling truck traffic. (Public Works)
27. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County Counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)

28. The applicant shall record a notice which states: "A permit (Resolution 96009) was approved by the Planning Commission for Assessor's Parcel Number 113-091-006 on January 31, 1996. The permit was granted subject to 28 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

PASSED AND ADOPTED this 31st day of January, 1996, by the following vote:

Ayes: Calcagno, Crane-Franks, Diaz-Infante, Errea, Hawkins, Hennessy, Hernandez, Lacy, Pitt-Derdivanis, Reaves  
Noes: None  
Absent: None



ROBERT SLIMMON, JR.  
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on FEB 09 1996

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEB 19 1996

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

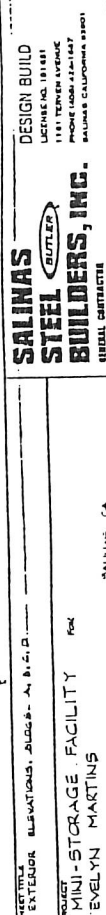
Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

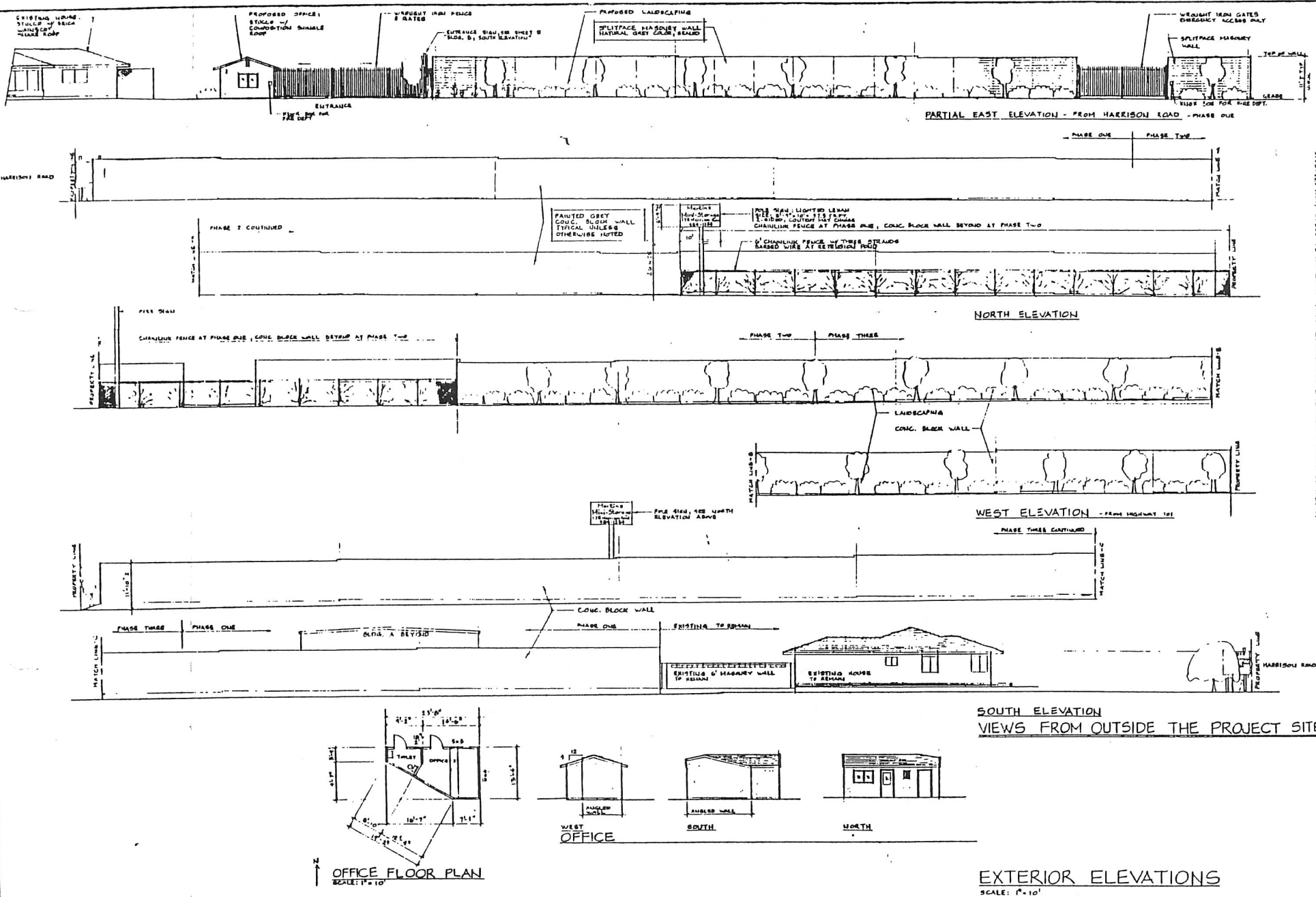
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

/C. WILK.

c:\win70\reso\up-nd







PROJECT: MINI-STORAGE FACILITY  
EVELYN MARTINS  
179 HARRISON ROAD  
SALINAS, CA

DESIGN BUILD  
LICENSED ARCHITECT  
1181 TOWNSEND AVENUE  
SALINAS, CALIFORNIA 95071  
PHONE (408) 434-1847  
FAX (408) 434-1848

**SALINAS STEEL BUILDERS, INC.**  
BUILD DETECTIVE

SHEET NO. 4 OF 5

DATE: APR. 11, 1997  
REVISIONS:  
DRAWN: PLS  
CHECKED:

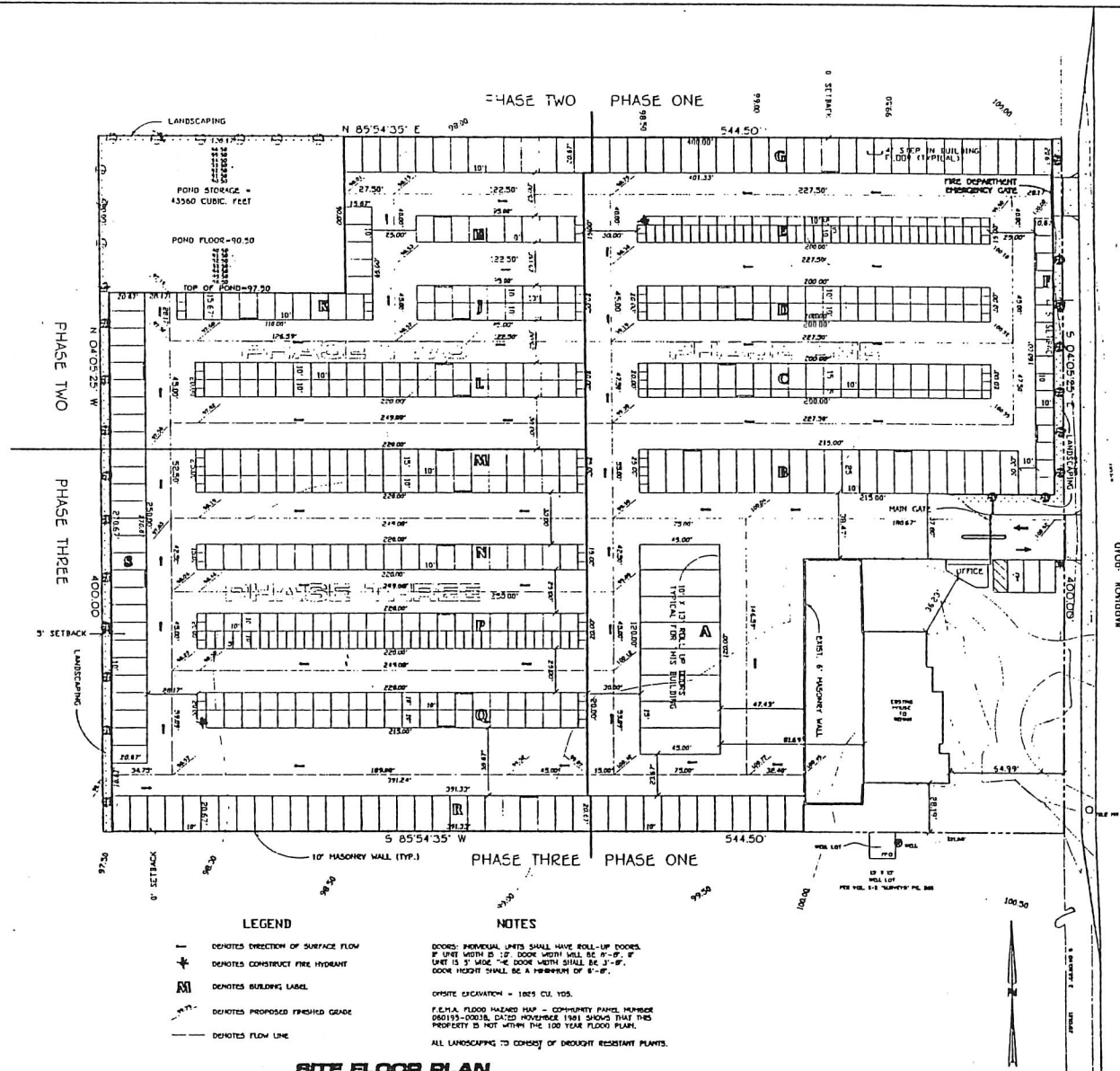


LOCATION MAP

BUILDING AREAS (SQ. FT.)

PHASE ONE		PHASE TWO		PHASE THREE	
BUILDING	AREA	BUILDING	AREA	BUILDING	AREA
A	5400	G2	2894	43	5581
B	3373	H	1425	N	2508
C	4000	J	1700	N	3300
D	4000	K	2501	P	4400
E	2975	L	4408	Q	4375
F	1707	S2	1860	S3	3721
G1	3375				
R1	2480				
TOTAL	31,312	TOTAL	14,900	TOTAL	26,877

TOTAL	36312	TOTAL	14,900	TOTAL
TOTAL OF ALL THREE PHASES 73169 SQ. FT.				



# Exhibit E

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Signs by Van

16130 Hwy 156

Salinas, Ca. 93907

Variance Justification Letter (Salinas Self Storage)

- A. We are requesting a variance for the simple fact that Cal Trans built an on-ramp that completely blocked Salinas Self Storages existing pylon sign. We are only asking to increase the height of the sign above regulation by 15 feet. The current sign due to the new on ramp makes it look like it's sitting 10 feet off the ground instead of the city approved 35 feet. If we increase this sign another 15 feet as proposed, the sign will only look as if it's above grade by 25 feet.
- B. No other property in the vicinity is affected by this on-ramp. Thus not allowing other parties to ask for special privileges. This is a one time variance that should be a slam dunk.
- C. The Salinas Self Storage facility is conducting business as it was expressly authorized by its zoning designation.

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## Exhibit F

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# City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT • 65 W. Alisal St • Salinas, California 93901

(831) 758-7387 (P) • (831) 758-7368 (F) • cityofsalinas.org

November 24, 2020

County of Monterey  
Resource Management Agency – Planning  
1441 Schilling Place, South 2nd Floor  
Salinas, CA 93901

## RE: COUNTY REFERRAL: A REQUEST FOR CITY OF SALINAS TO REVIEW A VARIANCE FOR A HIGHWAY SIGN LOCATED IN MONTEREY COUNTY JURISDICTION AT 201 HARRISON ROAD

Dear Planning staff:

The Community Development Department would like to thank the Monterey County Planning Department for the opportunity to review the requested Variance as described above, which is located outside of the City of Salinas limits in Monterey County Jurisdiction.

We offer the following comments based on current City Zoning regulations:

1. **Variance findings:** According to Zoning Code Section 37-60.620. The City Planner or Planning Commission shall approve an application if all seven findings can be made. (see attachment).
2. **Highway Signs:** According to Zoning Code Section 37-60.620 (h)(6) restricts highway signs to restaurants, service stations, hotels, or motels as required by the traveling public. Otherwise, the free standing. (see attachment).
3. **Site Plan and Sign Design:** A scaled site plan with dimensions that includes the height of the sign and pole and include both sides of the proposed sign will need to be submitted with any Development Review Application.
4. **Area Calculation:** With an application a table or list of all signs along with the dimensions and square footage of each of the signs on the project site. In accordance with Zoning Code Section 37-50.620(h), the freeway sign proposed is considered a freestanding sign and must comply with the maximum allowed building sign area for the entire project site based on Table 37-50.170 (see table below).

Zoning District	Maximum Building Sign Area	Maximum Freestanding Sign Area and Height
C and I Districts (except for the CO and CO/R districts)	1.25 square feet per lineal feet of occupancy frontage with a minimum of 15 square feet permitted per occupancy frontage.	(A) One freestanding sign not exceeding 50 square feet in sign area per sign face and 20 feet (15 feet in the IBP district) in height is permitted per site; or
		(B) Two monument signs not exceeding 32 square feet in sign area per sign face and 8 feet in height is permitted per site. Sites with more than 250 feet of lineal street frontage may have one additional monument sign not exceeding 32



Zoning District	Maximum Building Sign Area	Maximum Freestanding Sign Area and Height
		square feet in sign area per sign face, and 8 feet in height for every additional 250 lineal feet of street frontage on the site.

We are happy to work with County Staff to expedite the project through the process. Please contact us at (831) 758-7206 to answer any questions or provide clarifications.

Sincerely,



Oscar Resendiz  
Associate Planner

Cc: Megan Hunter, Community Development, Courtney Grossman, Planning Manager, Current Planning Division, Lisa Brinton, Planning Manager, Plan & Project Implementation

Attachments: Zoning Code Division 9 Section 37-60.620 and Section 37.60.620 (h)(6)

Sec. 37-60.620. - Required findings.

The city planner or planning commission, as applicable, shall approve an application for a variance as it was applied for or in modified form if, on the basis of the application and testimony submitted, all of the following findings can be made:

- (a) That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location, or surroundings, strict application of the requirements of this Zoning Code deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (b) That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare;
- (c) That granting the application is consistent with the purposes of the Salinas general plan and this Zoning Code and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district;
- (d) That any variance shall not be granted which authorizes a use or activity which is not otherwise expressly authorized within the zoning district;
- (e) That the hardship peculiar to the property was not created by any act of the current owner; and
- (f) That personal, family, or financial difficulties and loss of prospective profits are not hardships or reasons justifying a variance.

(Ord. No. 2463 (NCS).)

lessee of the property on which the signs are to be placed, agreeing that if such signs are not removed within seven days after expiration of permit, they may be removed by the city without further notice.

(h) **Highway Signs.** The allowable height, number of freestanding signs, and the total maximum sign area may be increased for on-site freestanding signs located within six hundred sixty feet of U.S. Highway 101 subject to the issuance of a conditional use permit. One-half of the area of the highway sign shall be deducted from the maximum total sign area allowed for the site. Highway signs shall be in addition to the number of otherwise allowable freestanding signs on a site. In addition to findings required for a conditional use permit, the following findings shall also apply:

- (1) Photo studies have been provided by the applicant and site distance/speed of travel or other data exists which supports the determinations that a safe exiting distance is provided and that the sign is the minimum necessary to convey its intended message;
- (2) The increase in sign height or sign area is not primarily for the purpose of giving the business a competitive advantage over another. Criteria for establishing this finding may include an evaluation of signs on neighboring properties;
- (3) The increase in sign height or sign area shall not contribute to visual clutter;
- (4) The need for the increased sign height or sign area cannot be met through changing the location of the sign on the site or the design of the sign, consistent with good site design;
- (5) The sign structure is coordinated with the architecture of the buildings on the property on which the sign is located and is well proportioned as to height in comparison with width and as to design/width of supporting structure in comparison with design/width of sign message. Sign illumination has accounted for adjacent uses;
- (6) The use advertised is a restaurant, service station, hotel, or motel, and is required by the traveling public. The site has immediate access to U.S. Highway 101; and
- (7) The sign area does not exceed one hundred twenty-five square feet per face and contains a maximum of two faces; height does not exceed fifty feet.

(Ord. No. 2463 (NCS).)

(Ord. No. 2507 (NCS), §§ 4, 6, 21, 5-18-2010; Ord. No. 2569 (NCS), §§ 14—17, 4-19-2016)

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**SALINAS SELF STORAGE (PLN190348)**

**RESOLUTION NO. 21-001**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Find the project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities which qualifies as a Class 11 Categorical Exemption pursuant to section 15311(a) of the CEQA Guidelines; and there are no exceptions applicable as described in Section 15300.2 of the CEQA Guidelines; and
- 2) Adopt a resolution to approve a Variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.

[PLN190348, Salinas Self Storage, 201 Harrison Road, Salinas Road, Salinas, Greater Salinas Area Plan (APN: 113-091-006-000)]

**The Salinas Self Storage application (PLN190348) came on for public hearing before the Monterey County Zoning Administrator on January 14, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1.       **FINDING:**       **PROJECT DESCRIPTION** – The proposed project is a variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.  
  
          **EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN190348.
  
2.       **FINDING:**       **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
  
          **EVIDENCE:**   a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Greater Salinas Area Plan

- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 201 Harrison Road, Salinas (Assessor's Parcel Number 113-091-006-000), Greater Salinas Area Plan. The parcel is zoned Light Commercial (LC), which allows non-habitable accessory structures as a Use Allowed. In addition, Section 21.60.090 - *Commercial and industrial zoning district sign regulations*; signs up to but not exceeding 300 square feet in total are allowed without a requirement of a discretionary permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on October 10, 2020 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The proposed project was not reviewed by the Greater Salinas Land Use Advisory Committee (LUAC) since there is no LUAC for this area.
- e) The site is outside of Salinas Sphere of Influence. Although the site is outside of the City of Salinas Sphere of Influence, County staff forwarded the project materials to the City of Salinas for review due to its location (northern approach to the City boundaries along Highway 101 and Russell Road). The City of Salinas stated that they would not be supportive of the sign if it were in their jurisdiction because the Salinas Zoning Code would not allow highway signs for a mini-storage business. Only visitor serving uses such as restaurants, gas stations, and hotels are eligible for a Conditional Use Permit for a sign of this nature under City code. In addition, the City stated the proposed sign is too big in their opinion. County Staff considered comments from the City, however, MCC Section 21.60.090 allows a sign up to but not exceeding 300 square feet in total, so the applicant is well within this requirement. Furthermore, since the site is in a commercial zoning district, the applicant is allowed to advertise their business. The only issue remaining for consideration then, is that the height proposed does not meet the height requirement, hence the request for a Variance.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN190348.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: Housing and Community Development Planning Services, Monterey Regional Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Pursuant to Monterey County Code, Section 21.60.090 - *Commercial and industrial zoning district sign regulations*; signs up to but not exceeding 300 square feet in total are allowed. There is currently a 165 sq. ft. sign that is 35 feet tall installed at the site. The proposed new sign would be 20% larger at 204 sq. ft. which meets the size requirements but would be 15 feet taller than allowed at a total of 50 feet. A mini storage complex has been established at the site since approval by the Planning Commission in 1996 (Salinas Self Storage – Resolution No. 96009/PC95088). The previous approval included a General Development Plan and elevation plans that identified the existing 35-foot-tall sign.
- c) In September 2004, construction of the Sala Road Interchange and southbound Highway 101 Overcrossing at Russell Road and Espinosa Road in north Salinas was completed by Caltrans. The work was done to ensure safer travel along Highway 101 between Sala Road and Boronda Road in north Salinas. Part of that construction involved an off-ramp from Highway 101 adjacent to the subject site. With the elevated construction of this off-ramp, it created a limited view of the Salinas Self Storage business in addition to covering up most of the current 35-foot pole sign. It now appears the sign is sitting 10 feet off the ground instead of 35 feet because the construction of the ramp created an approximately 20-foot change in elevation between the highway surface and the property. According to Caltrans data, the clearance for the bridge connecting to the adjacent off ramp is at 19’9” and the roof of the bridge is at 23’5”. As such, by adding the additional height to the sign, the view of the signage from Highway 101 would be similar to the pre-interchange views of the 35-foot sign.
- d) Staff conducted a site inspection on October 10, 2020 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN190348.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the 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.

**EVIDENCE:** a) The project was reviewed by Housing and Community Development Planning Services, Monterey Regional Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) There are no onsite water treatment system (OWTS) onsite. The property is served by a private onsite well. However, the sign does not contain any plumbing fixtures and thus does not require water or septic connections.
  - c) Staff conducted a site inspection on October 10, 2020 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Housing and Community Planning Services for the proposed development found in Project File PLN190348.
  
- 5.       **FINDING:**       **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
  
- EVIDENCE:**
  - a) Staff reviewed Monterey County Housing and Community Planning and Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on October 10, 2020 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Planning Services for the proposed development are found in Project File PLN190348.
  
- 6.       **FINDING:**       **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
  
- EVIDENCE:**
  - a) California Environmental Quality Act (CEQA) Guidelines Section 15311 categorically exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities.
  - b) The project is a replacement of an existing commercial sign. Therefore, the proposed development is consistent with the parameters of this Class 11 exemption.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 10, 2020.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
  - e) Staff conducted a site inspection on October 10, 2020 to verify that the site is suitable for this use.
  - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Planning Services for the proposed development found in Project File PLN190348.

7. **FINDING:** **VARIANCE** - The project meets the findings for a variance as required by Title 21 section 21.72 (Variances). Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. Staff finds that a Variance can be supported, and the necessary findings made based on the following:
- EVIDENCE:**
- a) Special circumstances are applicable to this property due to the substantial change in grades introduced by the highway improvements that significantly limit the visibility of any signage from Highway 101 which would meet the height limits for this site.
  - b) This circumstance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and zoning area since nearby businesses have similar commercial signs which were not affected by the elevation change of Highway 101 and are still visible
  - c) The variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for advertisement of businesses.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission
- EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

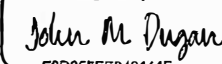
### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial facilities which qualifies as a Class 11 Categorical Exemption pursuant to section 15311(a) of the CEQA Guidelines; and there are no exceptions applicable as described in Section 15300.2 of the CEQA Guidelines.
2. Adopt a resolution to approve a variance increasing the maximum allowable height for an on-site advertising sign (17 feet by 12 feet, 204 square feet) from 35-feet to a maximum height of 50-feet.

All in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of January, 2021.

DocuSigned by:  
  
E8D855FE840144F...

John M. Dugan, FAICP Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 1/15/2021

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE PLANNING DIRECTOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 1/25/2021



This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County Housing and Community Development-Planning and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

# Monterey County HCD Planning

## Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190348

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** This Variance (PLN190348) allows a 50 foot tall pole sign (17'x12') to exceed the 35 foot height limit. The property is located at 201 Harrison Road, Salinas (Assessor's Parcel Number 113-091-006-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

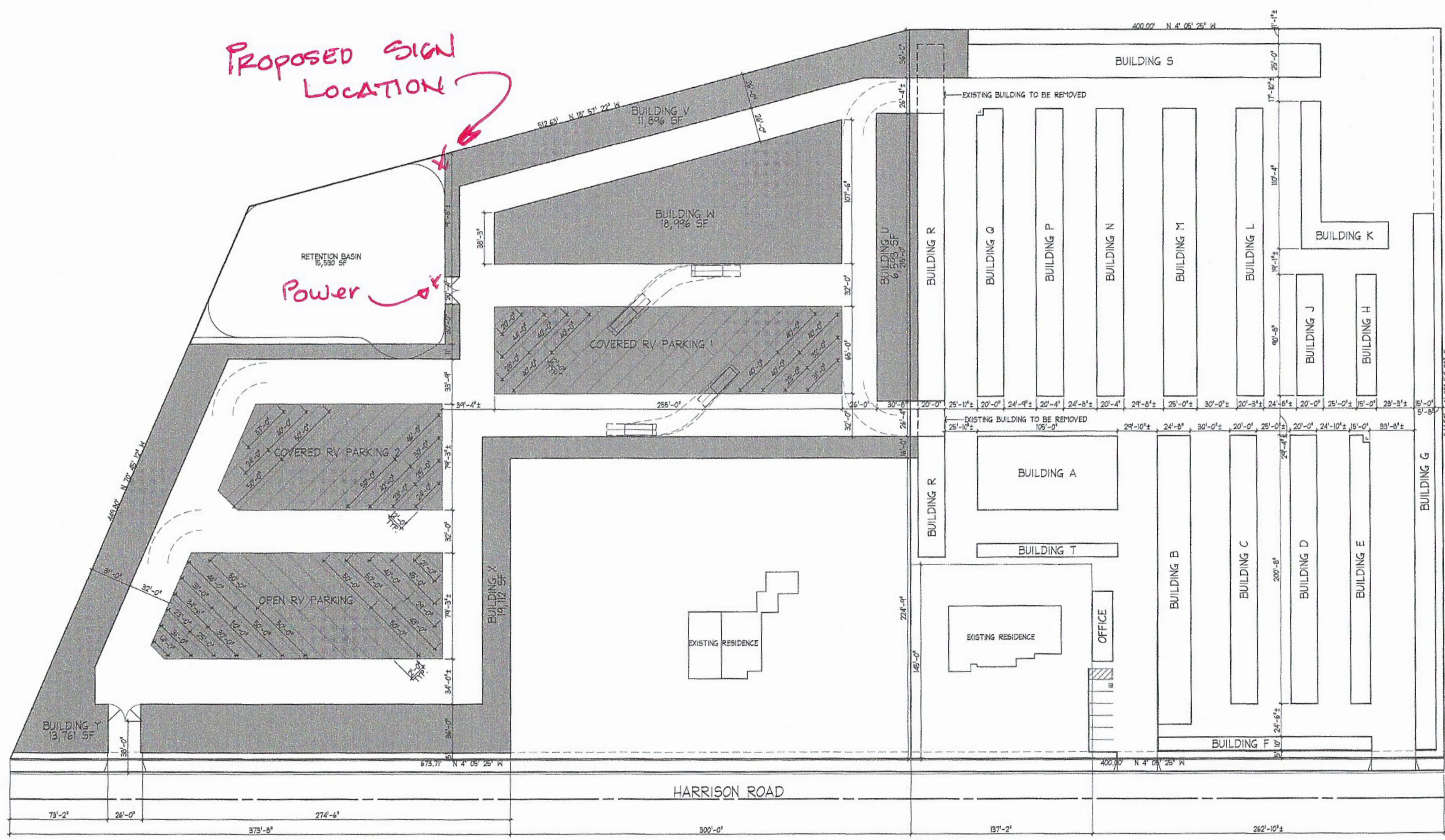
**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Variance (Resolution Number 21-001) was approved by the Zoning Administrator for Assessor's Parcel Number 113-091-006-000 on January 14, 2021. The permit was granted subject to 2 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

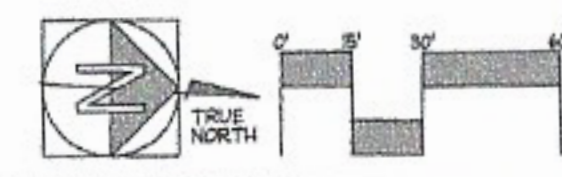




PROPOSED SIGN  
LOCATION

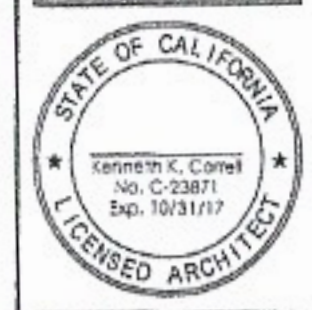
Power

NOTE: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY. ALL INFORMATION IS BASED ON THE BEST AVAILABLE INFORMATION PROVIDED AT THE TIME OF ITS PREPARATION.



OVERALL SITE PLAN  
SCALE: 1"=50'-0"

**ARE Associates**  
Architecture Real Estate  
25422 Trancero Road  
San Jose, CA 95134  
Tel: 408.279.4400  
Fax: 408.279.4401  
www.arenac.com



The design and construction of this project are the responsibility of the architect. The architect is not responsible for the design and construction of the project. The architect is not responsible for the design and construction of the project. The architect is not responsible for the design and construction of the project.

CONSULTANT  
**SALINAS SELF STORAGE**  
201 HARRISON ROAD  
AT SALA ROAD  
SALINAS, CALIFORNIA

DATE: 17 JUN 19  
PROJECT MANAGER: KKC  
DRAWN BY: KKC  
JOB NUMBER: 15145

OVERALL  
SITE PLAN  
**A1.1**

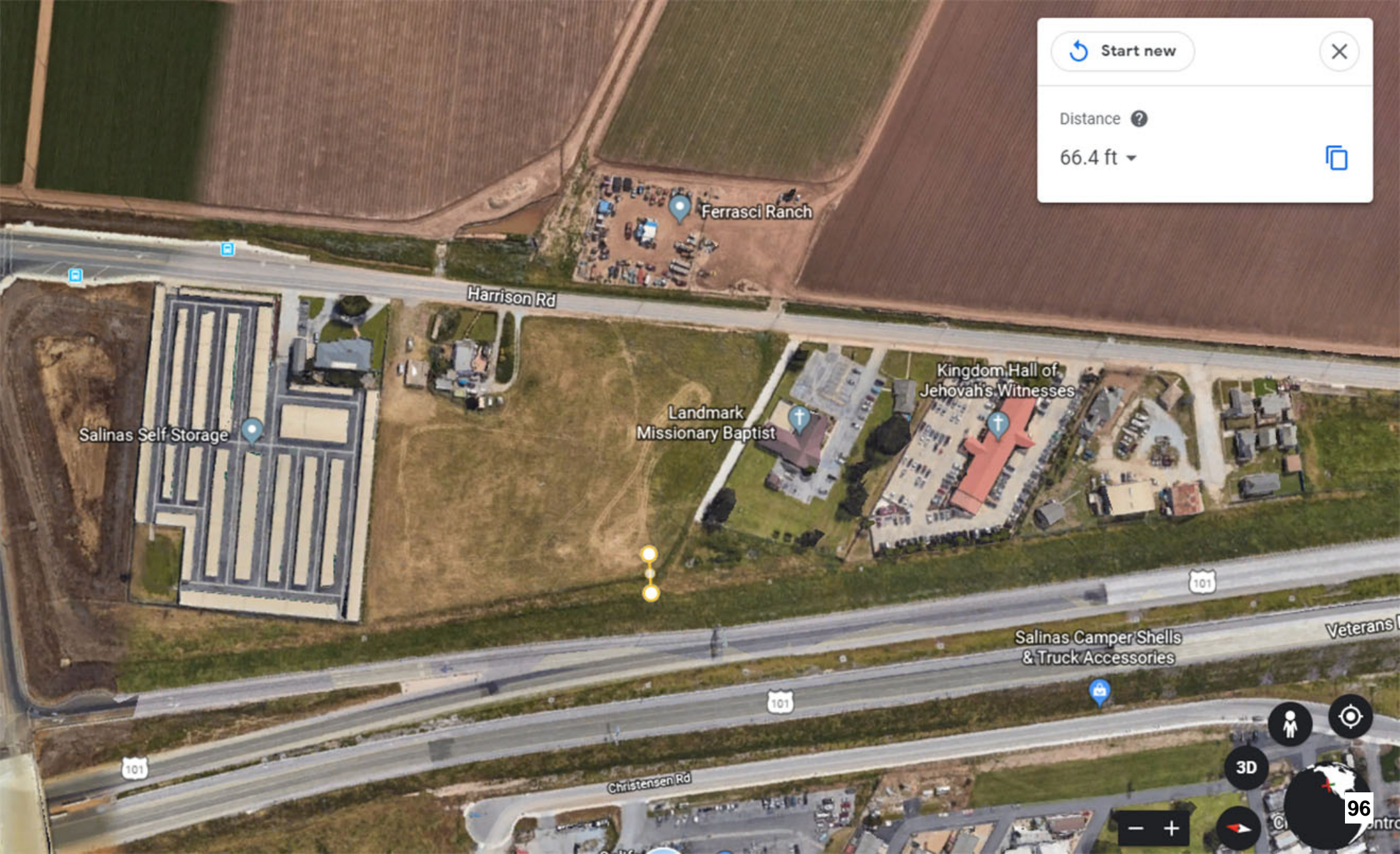


Start new



Distance ?

66.4 ft ▾



Salinas Self Storage

Harrison Rd

Ferrasci Ranch

Landmark  
Missionary Baptist

Kingdom Hall of  
Jehovah's Witnesses

Salinas Camper Shells  
& Truck Accessories

Veterans

Christensen Rd

101

101

101

3D

96



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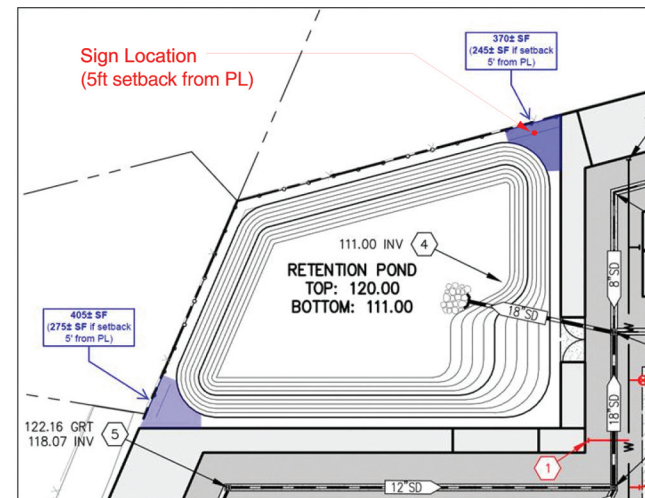
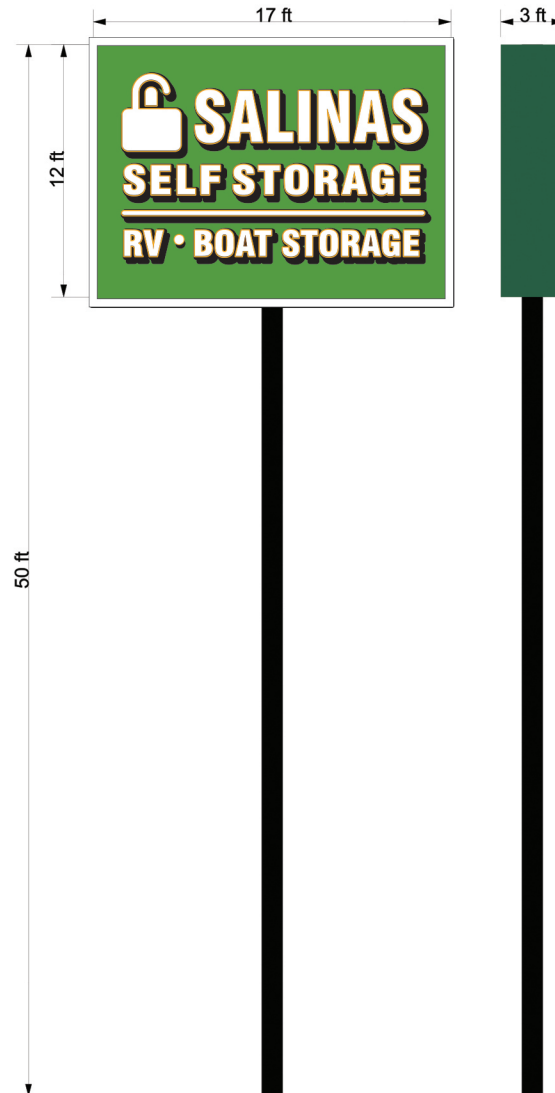
Client:



**CAUTION: Proofreading is your responsibility!**  
If anything is wrong now, it will be wrong in the final proof.  
At this point we will correct any of **our** mistakes at no cost to you.  
Your signature below tells us you have OK'd the work and assume full and final responsibility for accuracy.

- ☐ PROOF OK  
☐ PROOF OK WITH CHANGES  
☐ CHANGE & EMAIL NEW PROOF

APPROVAL SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_



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