

# SALINAS PLANNING COMMISSION

## Staff Report

Planning Manager Approval

Agenda Item  
ID#19-176

### City of Salinas

Community Development  
Department  
65 West Alisal Street  
Salinas, CA 93901  
(831) 758-7206  
(831) 758-7215 fax

### Director:

*Megan Hunter*

### Planning Manager:

*Courtney Grossman*

### Planning Commission:

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*George Anzo*  
*John Meeks*  
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*Matthew Ottone, Vice-Chair*

**DATE:** April 3, 2019

**TO:** Planning Commission

**FROM:** Courtney Grossman, Planning Manager

**BY:** Bobby Latino, Associate Planner

**SUBJECT:** SPECIFIC PLAN AMENDMENT 2019-001 (SPA 2019-001); A REQUEST TO AMEND THE GATEWAY CENTER SPECIFIC PLAN WITH RESPECT TO ARCHITECTURAL DESIGN, SIGN STANDARDS, AND PEDESTRIAN LIGHTING REQUIREMENTS LOCATED AT 101, 103, 105, 107, AND 111 EAST BORONDA ROAD IN THE CR – SP-8 (COMMERCIAL RETAIL – GATEWAY CENTER SPECIFIC PLAN OVERLAY) ZONING DISTRICT

### **RECOMMENDATION**

Consider affirming the findings and adopting the attached Resolution recommending that the City Council adopt the proposed Specific Plan Amendment for design modifications.

### **BACKGROUND**

Cloverfield Management, LLC, Applicant, on behalf of Rexford Title, Inc. (a related company to Cloverfield Management, LLC), Property Owner, is requesting approval to amend the Gateway Center Specific Plan (SPA 2019-001) for design modifications. The design modifications include the following: allow an alternative building design for freestanding pad building P-1, allow one building sign above the fascia on the southside of freestanding pad building P-1, and change the pedestrian lighting for the entire shopping center.

The Gateway Center Specific Plan (SPEC 2010-001) was adopted

on October 11, 2011 by Salinas City Council, Resolution 20112 (see attached). The Gateway Center development is on approximately 20.23 acres consisting of a commercial shopping center located at the northeast corner of San Juan Grade Road and East Boronda Road. The Gateway Center development consists of commercial and retail uses on approximately 17.49 acres and a stormwater detention/retention basin on approximately 2.74 acres. A maximum of 207,500 square feet of commercial and retail uses are approved. The Gateway Center Specific Plan includes development and design standards for the project as well as an overall site plan, drainage, and related improvements.

To date, construction at the shopping center consists of a 152,328 square foot anchor tenant (Lowe's) building, parking lot, detention basin, and other on and off-site improvements, which were constructed in 2017-2018. A Site Plan Review was administratively approved in conformance with the Gateway Center Specific Plan. To date, two multi-tenant retail pad buildings R2 and R3 (10,500 and 12,000 square feet) are nearing Site Plan Review approval in conformance with the Gateway Center Specific Plan. The proposed freestanding pad building P-1 (proposed restaurant, Foster's Freeze) was submitted on August 17, 2018. A review letter was delivered on September 20, 2018. The proposed freestanding pad building P-1 does not meet the design criteria set forth in the Gateway Center Specific Plan; therefore, the Applicant is seeking an amendment to the Plan.

The property is located in the CR base Zoning District and SP-8 overlay Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Vacant / NI – SP (New Urbanism Interim – Specific Plan Overlay)
South:	Harden Ranch Shopping Center and residential uses / CR and R-H-1.8 and R-M-3.6– SP-1 (Commercial Retail, Residential High Density, Residential Medium Density – Harden Ranch Specific Plan Overlay)
East:	Vacant / NI – SP (New Urbanism Interim – Specific Plan Overlay)
West:	Mobilehome park and single-family detached dwellings / R-M-2.9 and R-L-5.5 (Residential Medium and Low Density)

## **ANALYSIS**

### **Building Design**

This amendment includes a proposed alternative design for freestanding pad building P-1 (See Exhibit "A" Amended Figure 3.9 of the Gateway Center Specific Plan), which will allow flexibility in the overall building design to accommodate future tenants. The

proposed amendment has been submitted to allow construction of a prototypical fast food restaurant building that would otherwise not be permissible without the amendment to the design standards. Per Section 3.3.1 and Section 3.3.2 of the Gateway Center Specific Plan, the proposed alternative building design may be substantially consistent as it will incorporate the following: a recurring design theme, mostly similar materials/textures/colors, and a transition between buildings while using elements of the conceptual elevation. The building will use a beige stucco on the base of the building with a stone veneer accent wall consistent with the approved Lowe's building. The building will also utilize an accent blue color on the roofline with dark charcoal grey mullions around the windows to be further consistent with approved Lowe's building.

### Fascia Sign

This amendment also includes a request to change the text to allow for the location of one building sign above the fascia along the south elevation of freestanding pad building P-1 (See Exhibit "B" Amended Section 3.4.1 Project Signage of the Gateway Center Specific Plan (Changes in Underline and Strikethrough)). Although Zoning Code Section 37-50.590(c) does not allow for signs to extend above a building roof, the Gateway Center Specific Plan was adopted as a tool to develop the subject site's specific design guidelines and development regulations. Freestanding pad building P-1, would be allowed one building sign to project not more than 18 inches above the roof with this amendment.

### Pedestrian Lighting

This amendment also includes a proposed alternative pedestrian lighting fixture (See Exhibit "C" Amended Figure 3.11 of the Gateway Center Specific Plan), which will allow flexibility in pedestrian lighting options. The proposed alternative pedestrian lighting will be compliant with Section 3.4.2 Lighting of the Gateway Center Specific Plan in that pedestrian connector paths will be adequately lit and the proposed lighting will not exceed 40 watts.

## **ENVIRONMENTAL REVIEW**

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed Specific Plan Amendment is categorically exempt (Class 5) from further environmental analysis per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

## **FINDINGS**

The City Council may approve an application for a Specific Plan Amendment if all of the findings set forth in the attached Planning Commission Resolution are established. An affirmative vote of a majority (not less than four votes) of the City Council's total membership shall be required for the decision to be final per Zoning Code Section 37-

60.1220(d).

### **TIME CONSIDERATION**

The proposed project includes requests for a Specific Plan Amendment, which is a legislative act and is not subject to the Permit Streamlining Act (PSA).

### **ALTERNATIVES AVAILABLE TO THE COMMISSION**

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, recommending that the City Council find the Amendment exempt from CEQA and introduce and then adopt the Amendment with modifications; or
2. Find that the Amendment is not appropriate and establish findings at the public hearing recommending that the City Council deny the Amendment.

### **CONCLUSION**

The proposed Specific Plan Amendment is consistent with the Gateway Center Specific Plan (SPEC 2010-001) as it allows for the flexibility in design to accommodate existing and future tenants of the Gateway Center Shopping Center.

COURTNEY GROSSMAN  
Planning Manager

BY: \_\_\_\_\_

Bobby Latino  
Associate Planner

Attachments:

Proposed Planning Commission Resolution, including the following exhibits:  
Exhibit "A" Amended Figure 3.9 of the Gateway Center Specific Plan  
Exhibit "B" Amended Section 3.4.1 Project Signage of the Gateway Center Specific Plan (Changes in Underline and Strikethrough)  
Exhibit "C" Amended Figure 3.11 of the Gateway Center Specific Plan  
City Council Resolution 20112

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