



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: JUNE 18, 2025

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: BOBBY LATINO, ASSOCIATE PLANNER

TITLE: **CONDITIONAL USE PERMIT 2022-053; REQUEST TO CONSTRUCT A 1,642 SQUARE FOOT MINOR VEHICLE REPAIR BUILDING WITH ALTERNATIVE MEANS OF COMPLIANCE FOR LANDSCAPING LOCATED AT 219 WEST MARKET STREET IN THE MAF (MIXED ARTERIAL FRONTAGE) ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a resolution finding the project exempt pursuant to Section 15332 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2022-053.

EXECUTIVE SUMMARY:

David Elliott, Applicant and Architect, on behalf of Rafael Terrazas, Property Owner, is requesting approval of a Conditional Use Permit (CUP) to construct a 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for Landscaping, and related site improvements on a 9,484 square foot vacant lot. On May 19, 2025, a Notice of Intent to Approve the CUP was mailed to all property owners located within 300-feet of the subject property and interested parties. Subsequently, on May 29, 2025, a protest was received from a nearby property owner. Therefore, the project was scheduled for Planning Commission consideration.

DISCUSSION:

Background:

The proposed Minor Vehicle Repair Use (tire shop) with site improvements is subject to a Conditional Use Permit (CUP) per Section 37-30.240, Table 37-30.110. Per Section 37-60.500, the City Planner is authorized to administratively grant administrative conditional use permits. Accordingly, on May 19, 2025, a Notice of Intent to Approve Conditional Use Permit 2022-053

was mailed to all property owners located within 300-feet of the subject property as well as interested parties. On May 29, 2025, staff received the attached email correspondence from a nearby property owner in protest of the project. Therefore, the project was scheduled for Planning Commission consideration at the earliest available hearing date because the project cannot be administratively approved pursuant to Zoning Code Section 37-60.500.

The property is located in the Mixed Arterial Frontage (MAF) District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Mixed Use development / MAF (Mixed Arterial Frontage)
South: Multifamily dwelling / R-M-2.9 (Residential Medium Density)
East: Single-family detached dwelling / MAF (Mixed Arterial Frontage)
West: Major vehicle repair / MAF (Mixed Arterial Frontage)

Analysis:

General Plan Consistency

The site is designated Arterial Frontage by the 2002 Salinas General Plan. Arterial Frontage includes a broad mix of uses that include residential, commercial, and non-nuisance industry. The proposed project is consistent with General Plan Goals and Policies as follows:

Land Use Policy LU-2.4: Located on an in-fill site, the project would help maintain a compact City form.

Community Design Element Policy CD-1.9: Development of the vacant lot would be consistent with improving the appearance of land designated as Arterial Frontage.

Community Design Element Policy CD-2.3: The proposed construction of a minor vehicle repair building is consistent with the scale and character of existing neighborhoods. The design and scale are compatible with the varied designs of the nearby commercial buildings and is not expected to be in conflict with the surrounding neighborhood.

Zoning

As shown on the official Zoning Map, the site is located in the Mixed Arterial Frontage district. Per Section 37-30.230, the purpose of the Mixed Arterial Frontage District is to promote compact development that is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk and to promote vital and safe mixed-use areas through the incorporation of crime prevention in the development through environmental design (CPTED). Per Section 37-30.280(e)(3), the building is located directly behind the sidewalk to facilitate pedestrian access to the public right of way. Per Section 37-30.280(f)(1), the main building entrance is oriented to the street, as applicable, to maximize natural surveillance and provide "eyes on the street." The main entry to the building is clearly demarcated, visible and accessible from the street and/or pedestrian

walkway. The main entry is also recessed or framed by a sheltering element such as an awning, arcade, porch, or portico. Windows have been placed along streets facades to maximize visibility and facilitate natural surveillance from public rights-of-way per Section 37-30.280(d). The proposed rooftop equipment will be screened by a parapet wall consistent with Section 37-30.280(v)(2).

Development Standards

The project is consistent with mixed-use design standards contained in Section 37-30.280. An eight-foot-high solid wall is required along the southerly property line of subject lot in the MAF district that abuts the R-M-2.9 district. The new parking lot will include concrete curbs surrounding the proposed end landscape planters to protect vehicular encroachment consistent with Section 37-30.330(i)(6). The proposed project includes a new recycling and solid waste enclosure consistent with Section 37-50.200.

Development Regulation Compliance Table

Development Regulation	Standard	Existing	Proposed
Use Classification		None	Minor Vehicle Repair subject to CUP
Lot Size – Minimum (square feet)	7,500 square feet	9,022.5 square feet	Compliant. 9,022.5 square feet
Lot Width – Minimum (feet)	50 feet	50 feet	Compliant. 50 feet
Lot Depth – Minimum (feet)	100 feet	180.45 feet	Compliant. 180.45 feet
Lot Frontage – Minimum (feet)	50 feet	50 feet	Compliant. 50 feet
Front Yard – Minimum (feet)	0 feet	N/A; vacant lot	Compliant. 4 feet
Interior Side Yard – Minimum (feet)	0 feet	N/A; vacant lot	Compliant. 0 feet
Corner Side Yard – Minimum (feet)	0 feet	N/A; vacant lot	N/A
Rear Yard – Minimum (feet)	5 feet	N/A; vacant lot	Compliant. 95.42 feet
Height – Maximum (feet)	65 feet	N/A; vacant lot	Compliant. 19.5 feet
FAR – Maximum	1.0	N/A; vacant lot	Compliant. .18
Landscaping – Minimum (Percent of Lot Area)	5%	N/A; vacant lot	Compliant.

			17.5% (1,575 square feet. of landscaping /9,022 square foot lot)
Landscaping – Minimum (Percent of Parking Lot Area)	5%	N/A; vacant lot	Compliant*. 31.6% (929 square feet of landscaping/ 2,935 square foot parking lot area) *The project provides more than the minimum required 5% landscaping area in the parking lot; however, Alternative Means of Compliance for trees in island planters is requested as described below.
Driveway Width – Maximum (feet)	40 feet	N/A; vacant lot	Compliant. 24 feet
Off-Street Parking - Minimum	1 parking space per 250 square feet of floor area for Minor Vehicle Repair use (7)	N/A; vacant lot	Compliant. 7 parking spaces (1,642 square feet of building area / 250= 6.56, rounded up to 7 per Zoning Code)

Alternative Means of Compliance for Landscaping

In accordance with Zoning Code Section 37-50.690(i), the application includes a request for Alternative Means of Compliance for Landscaping. Per Zoning Code Section 37-50.690(g)(4), a minimum of one tree for every five (5) parking spaces is required in landscape islands. The islands are required to be a minimum dimension of five feet wide exclusive of curbs. In the instant case, there is insufficient room to provide the island planters with a tree for every five (5) parking space along with the minimum required seven (7) off street parking spaces and the required recycling and solid waste enclosure. The applicant is requesting approval based upon an alternative landscape scheme from that required by Zoning Code Section 37-50.690(g)(4), as described below:

- One tree for every five (5) parking spaces in landscaped islands in the parking area.

Results comparable to the above requirements are achieved by:

- The proposed planting of seven (7) trees in the parking lot (which exceeds the

minimum required of two (2) trees in the parking lot); and

- The proposed on-site landscaping of 17.5% and parking lot landscaping of 31.6% exceeds the Zoning Code minimum requirement of 5% for the site and 5% of the parking lot, respectively.

Design

The design of the proposed building includes a combination of cement plaster base material, with cement plaster cornices and columns, and standing rib metal awnings. Awnings would be constructed with durable materials and finishes and provide pedestrian-scale textures on sides visible from the street consistent with Section 37-30.280(k)(2)(A). Per Section 37-30.280(f)(1), the main building entrance is oriented to the street, as applicable, to maximize natural surveillance and provide "eyes on the street." The main entry to the building is clearly demarcated, visible and accessible from the street and/or pedestrian walkways. Main entry is recessed or framed by a sheltering element such as an awning, arcade, porch, or portico. Windows are proposed to be placed along the street facade to maximize visibility and facilitate natural surveillance from public right-of-way per Section 37-30.280(d).

Protest Email:

The attached email received on May 29, 2025, focuses on the following concerns:

- a. Air Quality.
- b. Noise.
- c. Street Parking.
- d. Nonresidential Use.
- e. Landscaping Business.
- f. Yard Waste and Trash Dumping.

Staff Responses to Concerns:

- a. **Air Quality.** The proposed project is conditioned to comply with the Zoning Code Performance Standards per Section 37-50.180 including, but not limited to, Hazardous and Extremely Hazardous Materials and Dust Control. Furthermore, outdoor repairs, servicing, storage, display, or sale of merchandise of any kind will be prohibited. Hours of operation will be limited to 7:00 a.m. to 6:00 p.m.
- b. **Noise.** The proposed project is conditioned to comply with the Zoning Code Performance Standards per Section 37-50.180, including but not limited to, Noise, which cannot exceed 65 dBA in the subject Mixed Use District. Outdoor repairs, servicing, storage, display, or sale of merchandise of any kind will be prohibited. Hours of operation will be limited from 7:00 a.m. to 6:00 p.m.

- c. **Street Parking.** The project proposes the removal of the existing driveway with replacement of full height curb and gutter and further proposes a 24-foot wide (with 3-foot flare on each side) compliant driveway. With the proposed and compliant driveway, there will not remain adequate space for on street parking, as the minimum dimensions for parallel parking spaces require 8 feet wide by 20 feet long (for end stalls). Furthermore, West Market Street is California Department of Transportation (Cal Trans) right-of-way; therefore, the City has no jurisdiction over West Market Street and the parking allocation along it.
- d. **Nonresidential Use.** Per Section 37-30.230 the purpose of the Mixed Arterial Frontage is to provide a combination of mixed use, commercial, and small-scale non-nuisance industry along West Market Street. The current Zoning District of Mixed Arterial Frontage allows the proposed Minor Vehicle Repair Use (tire shop) subject to a Conditional Use Permit per Section 37-30.240, Table 37-30.110. Twenty-five years ago, on January 8, 1990, the demolition of the previous single-family detached dwelling was finalized with permit # 89-D030.
- e. **Landscaping Business.** On April 30, 2009, Code Enforcement opened code case, CE904-0110 for unauthorized land use (tree service), outdoor storage and overgrown weeds violations. That case was closed on September 10, 2009, as the unauthorized land use (tree service), outdoor storage, and overgrown weeds were removed.
- f. **Yard Waste and Trash Dumping.** On July 12, 2011, Code Enforcement opened code case, CE1107-0041 for covering all the yard waste with a thin layer of dirt violation. That case was closed on June 14, 2012, as the covering all the yard waste with a thin layer of dirt violation was removed. Furthermore, all new commercial buildings require a geotechnical report. The report will provide instructions for conditioning the soil so it can support the structure and possibly indicate the building foundation type required.

Findings:

The Planning Commission may approve an application for Conditional Use Permit to construct 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for Landscaping, and related site improvements on a 9,484 square foot vacant lot if all of the findings set forth in the proposed Planning Commission Resolution are established.

Time Consideration:

The project was deemed complete on May 17, 2025. Final action is required by July 16, 2025, pursuant to CEQA Government Code Section 65950(a)(5).

Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, find the application exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit 2022-053 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2022-053.

Conclusion:

The project is consistent with the Zoning Code and the General Plan.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The project has been determined to be exempt from the California Environmental Quality Act under Section 15332 (In-Fill Development).

ATTACHMENTS:

Proposed Planning Commission Resolution

Draft Conditional Use Permit 2022-053 with the following exhibits:

- Exhibit "A" Vicinity Map
- Exhibit "B" Building Division Comments, dated October 10, 2022
- Exhibit "C" Engineer's Report, dated January 23, 2025
- Exhibit "D" Cover Sheet (Sheet A0.1)
- Exhibit "E" Site Plan, Notes, & Details (Sheet A1.1)
- Exhibit "F" Trash Enclosure Details (Sheet A1.3)
- Exhibit "G" Floor Plan & Section Details (Sheet A2.1)
- Exhibit "H" Elevations (Sheet A3.1)
- Exhibit "I" Color Elevations (Sheet A3.2)
- Exhibit "J" Conceptual Landscape Plan (Sheet L1.1)
- Exhibit "K" Alternative Means of Compliance for Landscaping
- Exhibit "L" Republic Service Letter, dated October 26, 2023

Protest Email received on May 29, 2025

Cc: David Elliott, Applicant
Rafael Terrazas, Property Owner

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