

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

[www.cityofsalinas.org](http://www.cityofsalinas.org)



## Meeting Agenda - Final

Wednesday, June 18, 2025

4:00 PM

City Council Rotunda

### Planning Commission

***Commissioners:***

***Juan Gutierrez, Mayor's Appointee***

***Jessica Almanza-Larios, District 1 - John Meeks, District 2***

***Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4***

***Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6***

***Lisa Brinton, Community Development Director***

***Courtney Grossman, Planning Manager***

***Christopher A. Callihan, City Attorney***

***Community Development Department Office: (831) 758-7206***

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## PLEDGE OF ALLEGIANCE

## ROLL CALL

## PUBLIC COMMENT PROCEDURES

*If you wish to make a general public comment or comment on a specific agenda item, you are encouraged to attend the Planning Commission meeting in person. Public comment may also be submitted via email at [CurrPlanWebmail@ci.salinas.ca.us](mailto:CurrPlanWebmail@ci.salinas.ca.us) and will be entered into the record. Public comments are generally limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.*

## GENERAL PUBLIC COMMENTS

*Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached.*

## CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

*Government Code § 84308. Parties to any proceeding involving a license, permit or other entitlement for use pending before the legislative body must disclose any campaign contributions over \$500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Government Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).*

## CONSENT

[ID#25-241](#)**Minutes**

**Recommendation:** Approve minutes of June 4, 2025.

**PUBLIC HEARINGS**[ID#25-213](#)

**Time Extension 2025-003; A request to recommend City Council approval of a one (1) year time extension to Tentative Map 2019-002; which consists of a subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at 11 Hill Circle in the Residential - Low Density - Airport Overlay - Flood Overlay (R-L-5.5 - AR - F) Zoning District**

**Recommendation:** A motion to approve a resolution recommending that the City Council approve a third one (1) year time extension of Tentative Map 2019-002 to April 13, 2026. A Mitigated Negative Declaration was considered and adopted as a part of the original approval.

[ID#25-222](#)

**Conditional Use Permit 2022-053; A 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**

**Recommendation:** 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.

**OTHER BUSINESS****FUTURE AGENDA ITEMS****ADJOURNMENT**

*Confirmation of attendance at next meeting prior to adjournment.*

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**Maira Robles, Administrative Aide**

**AGENDA MATERIAL / ADDENDUM**

*Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at [www.cityofsalinas.org](http://www.cityofsalinas.org) in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.*

*Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.*

**PUBLIC NOTIFICATION**

*This agenda was posted on Friday, June 13, 2025 in the Salinas Rotunda and City's website.*

*Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.*





# City of Salinas

200 Lincoln Ave., Salinas,  
CA 93901  
[www.cityofsalinas.org](http://www.cityofsalinas.org)

## Legislation Text

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**File #:** ID#25-241, **Version:** 1

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### Minutes

Approve minutes of June 4, 2025.

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION  
June 4, 2025**

The meeting was called to order at 4:01 p.m. in the City Council Chamber Rotunda.

**PLEDGE OF ALLEGIANCE**

**WELCOME**

Vice-Chairperson Purnell welcomed Commissioner Juan Gutierrez to the Salinas Planning Commission.

**STAFF INTRODUCTIONS**

Community Development Director, Lisa Brinton, and Planning Manager, Courtney Grossman, welcomed Assistant Community Development Director, Christine Hopper, to the Community Development Department.

**ROLL CALL**

PRESENT: Vice-Chairperson Purnell, Commissioners Gutierrez, Meeks and Wruck

ABSENT: Chairperson McKelvey Daye, Commissioners Almanza-Larios and Rocamora

STAFF: Community Development Director, Lisa Brinton; Assistant Community Development Director, Christine Hopper; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; and Administrative Aide, Maira Robles

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Vice-Chairperson Purnell opened for public comment at 4:03 p.m.

No public comments were received.

Vice-Chairperson Purnell closed for public comment at 4:04 p.m.

**CONSENT**

**[ID#25-149](#) Approval of the Minutes: April 16, 2025**

Upon motion by Commissioner Meeks, and a second by Vice-Chairperson Purnell, the minutes of April 16, 2025 were approved. The motion carried by the following vote:

AYES: Vice-Chairperson Purnell, Commissioners Gutierrez and Meeks

NOES: None

ABSTAIN: Commissioner Wruck

ABSENT: Chairperson McKelvey Daye, Commissioners Almanza-Larios and Rocamora

## **PUBLIC HEARINGS**

**ID#25-200 Conditional Use Permit 2024-033; a request to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 license) at an existing 1,320 square foot restaurant within 100-feet of a residence located at 864 East Alisal Street in the CR - FG - 5 (Commercial Retail - East Alisal Street/East Market Street Focused Growth Overlay) Zoning District**

Received presentation from Senior Planner, Thomas Wiles, regarding the request from Hipolito Vazquez Orellana to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 ABC License – On-Sale Beer & Wine – Eating Place) at an existing 1,320 square-foot restaurant at the Cardenas Shopping Center located at 864 East Alisal Street. A Conditional Use Permit (CUP) is required because the site is located within 100 feet of a residence. On April 22, 2025, a Notice of Intent to Approve (NOI) the CUP was mailed to properties located within 300 feet of the site. Subsequently, on April 24, 2025, a protest was received from a nearby resident stating concerns about existing alcohol serving establishments located in the area near the project site.

The Planning Commission discussed the following with regard to the project:

1. Responsible party for the digital surveillance of the project site and shopping center;
2. Protest letter;
3. History and quantity of existing alcohol licenses approved for restaurants located at the shopping center.

Vice-Chairperson Purnell opened for public comment at 4:13 p.m.

Executive Director of the Salinas United Business Association (SUBA), Alejandro Chavez, provided public comment regarding previous restaurants at the shopping center that have been approved for alcohol sales.

Vice-Chairperson Purnell closed for public comment at 4:14 p.m.

Commissioner Meeks motioned to approve a resolution finding the project exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-033. Commissioner Wruck seconded the motion. The motion carried by the following vote:

AYES: Vice-Chairperson Purnell, Commissioners Gutierrez, Meeks and Wruck

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye, Commissioners Almanza-Larios and Rocamora

## **OTHER BUSINESS**

### **General Plan Steering Committee Update**

Ms. Brinton indicated that there are no updates to report from the steering committee, and informed that a joint City Council and Planning Commission study session has been scheduled for Tuesday, June 10, 2025 at the Rotunda.

## **FOLLOW-UP REPORTS**

No follow-up items were discussed.

## **FUTURE AGENDA ITEMS**

Mr. Grossman informed that the following two projects are tentatively scheduled for presentation to the Planning Commission on June 18, 2025:

1. A request for a one-year time extension of Planned Unit Development 2019-011 and Tentative Map 2019-002 for 11 Hill Circle; and
2. A minor vehicle repair building at 219 West Market Street, for which a protest letter has been received in response to the notice of intent to approve.

## **ADJOURNMENT**

Vice-Chairperson Purnell reviewed for quorum for both the special joint City Council and Planning Commission meeting scheduled for June 10, 2025 and the regular Planning Commission meeting scheduled for June 18, 2025. Vice-Chairperson Purnell adjourned the meeting at 4:19 p.m.

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LORISA MCKELVEY DAYE  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary



## Legislation Text

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**File #: ID#25-213, Version: 1**

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**Time Extension 2025-003; A request to recommend City Council approval of a one (1) year time extension to Tentative Map 2019-002; which consists of a subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at 11 Hill Circle in the Residential - Low Density - Airport Overlay - Flood Overlay (R-L-5.5 - AR - F) Zoning District**

A motion to approve a resolution recommending that the City Council approve a third one (1) year time extension of Tentative Map 2019-002 to April 13, 2026. A Mitigated Negative Declaration was considered and adopted as a part of the original approval.



## **CITY OF SALINAS PLANNING COMMISSION REPORT**

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**DATE:** JUNE 18, 2025

**TO:** PLANNING COMMISSION

**FROM:** COURTNEY GROSSMAN, PLANNING MANAGER

**BY:** THOMAS WILES, SENIOR PLANNER

**TITLE:** TIME EXTENSION 2025-003 (TE 2025-003); RECOMMEND CITY COUNCIL APPROVE A ONE (1) YEAR TIME EXTENSION TO TENTATIVE MAP 2019-002 TO SUBDIVIDE A 7.74-ACRE LOT INTO 37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE RESIDENTIAL – LOW DENSITY - AIRPORT OVERLAY – FLOOD OVERLAY (R-L-5.5 – AR - F) ZONING DISTRICT

### RECOMMENDED MOTION:

A motion to approve a resolution finding the project consistent with the Mitigated Negative Declaration approved by the City Council on April 13, 2021, affirming the findings, and approving a third one (1) year time extension of Tentative Map 2019-002.

### EXECUTIVE SUMMARY:

John Filighera & Associates, Inc., Applicant, is requesting a one (1) year time extension to Tentative Map 2021-002 to extend the expiration date from April 13, 2025, to April 13, 2026. Tentative Map 2021-002 was approved by the City Council on April 13, 2021, which includes the subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways. As part of the tentative map approval, the City Council considered and adopted a Mitigated Negative Declaration along with a Mitigation Monitoring Program. Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council.

### DISCUSSION:

#### Background:

John Filighera & Associates, Inc., Applicant, on behalf of U4RIC Investments, LLC, Property

Owner is requesting approval of one (1) year time extension to Tentative Map 2019-002 to extend the expiration date from April 13, 2025 to April 13, 2026. On April 13, 2021, the City Council approved Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001. Related Planned Unit Development Permit 2019-001 authorized development of 37 detached single-family dwelling units with alternative development standards. The project includes a 4.95-acre common lot, 18,500 square-feet of usable open space, 38 off-street parking spaces (including two (2) accessible spaces), and three (3) affordable units for families earning less than the median income for Monterey County. As part of the project, the City Council considered and adopted a Mitigated Negative Declaration along with a Mitigation Monitoring Program (Environmental Review 2020-005).

During the processing of the third one (1) year time extension request, staff clarified that extensions to approved tentative maps require compliance with the Subdivision Regulations contained in Municipal Code Section 31-401.11. This specific Municipal Code Section refers to Sections 31-312, 31-313, and 31-314. Per Municipal Code Section 31-313.2, extensions of Tentative Maps require a recommendation by the Planning Commission and final determination by the City Council. Per Municipal Code Section 31-313.2, the City Planner shall submit the application for the extension, together with a staff report, and recommendation of approval or denial. Pursuant to Zoning Code 37-60.1050(a)(3), the City Planner has the authority to extend related Planned Unit Development Permit 2019-001 administratively without a public hearing. However, both Tentative Map 2019-002 and related Planned Unit Development 2019-001 need to be effective to implement the project. Both Tentative Map 2019-002 and Planned Unit Development Permit 2019-002 were recorded with the County Recorder's Office on January 7, 2022.

Per Municipal Code Section 31-402, a final map shall be filed prior to expiration of the tentative map. The final map shall show the locations of streets and property lines bounding the property and shall substantially conform with the approved tentative map and the requirements of the Zoning Code in effect at the time the application was determined or deemed to be complete. Per the Subdivision Ordinance (Chapter 31 of the Municipal Code), the final map shall be submitted to the City Engineer for processing. Per Municipal Code Sections 31-402.7 and 31-402.8, after the City Engineer finds that the final map conforms to the approved tentative map, all required certificates and statements have been signed, and where necessary, acknowledged, the City Engineer shall file the final map with the City Clerk for City Council approval and recordation. Per City records, the final map (FM 2022-001) is pending per comments dated August 18, 2022. The City of Salinas Public Works Department awaits receipt of a subdivision improvement agreement and payment of bonds.

The property is located in the R-L-5.5-AR-F (Residential – Low Density – Airport Overlay – Flood Overlay) Zoning District and is currently vacant. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Residential/Residential – Low Density – Airport Overlay – Flood Overlay (R-L-5.5 AR-F)
South:	Residential/ Residential – Low Density – Airport Overlay (R-L-5.5-AR) and



Residential – High Density – Airport Overlay (R-H-2.1-AR)  
East: East Laurel Drive and Residential/Residential – Medium Density – Airport Overlay  
– Flood Overlay (R-M-2.9–AR-F)  
West: Residential and Open Space/Open Space – Airport Overlay – Flood Overlay (OS–  
AR-F) and Residential – Low Density – Airport Overlay (R-L-5.5-AR)

Analysis:

Below is a timeline for the processing of Tentative Map 2019-002 and related Planned Unit Development Permit 2019-002:

March 21, 2021	The Planning Commission recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Tentative Map 2019-002 and Planned Unit Development Permit 2019-001.
April 13, 2021	The City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved Tentative Map 2019-002 and Planned Unit Development Permit 2019-001. Per the attached approval document and Municipal Code Section 31-312(a), the expiration date of Tentative Map 2019-002 was set 24-months from the date of approval (April 13, 2023). In order to be consistent with Tentative Map 2019-002, related Planned Unit Development Permit 2019-001 included the same expiration date, see Resolution 22075 provided as an attachment to this report.
April 6, 2023	Applicant requested the first one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001 to allow additional time to work with the California Department of Fish and Wildlife (formerly Department of Fish and Game) to clarify the requirements for a Streambed Alteration Agreement for the project.
April 10, 2023	The City Planner approved a first one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001, which extended the expiration date from April 13, 2023 to April 13, 2024 (see attached Time Extension 2023-003).
April 12, 2024	Applicant requested a second one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001. The second time extension was requested to clarify the requirements of the Streambed Alteration Agreement for the project with the California Department of Fish and Wildlife, finalize the sewer upgrade agreement, redesign the retaining wall package and engineering design, obtain a grading and stockpile permit, and obtain additional financing.

April 19, 2024      The City Planner approved a second one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001, which extended the expiration date from April 13, 2024 to April 13, 2025 (see attached Time Extension 2024-003).

March 27, 2025      Applicant requested a third one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001. The third time extension is requested to allow additional time to process the project because of a severe injury that occurred to the Applicant on February 8, 2025.

Pursuant to Municipal Code Section 31-313, the City may only approve an extension of up to 36-months from the original 24-month approval date of a tentative map. Because Tentative Map 2019-002 was approved on April 13, 2021, with a 24-month expiration date and two previous one-year time extensions were approved on April 10, 2023 and April 12, 2024, only one remaining time extension to April 13, 2026 may be approved by the City. If the terms and conditions of Tentative Map 2019-002 and Planned Unit Development Permit 2019-001 are not complied with by April 13, 2026, then both the Tentative Map and the Planned Unit Development Permit will expire and the Applicant, or successor-in-interest, will need to apply for a new Tentative Map and Planned Unit Development Permit to continue with the project.

#### Findings:

The Planning Commission may recommend City Council approval of a one-year time extension from April 13, 2025, to April 13, 2026, for Tentative Map 2019-002 if all of the findings set forth in the proposed Planning Commission Resolution are established.

#### Time Consideration:

The project was deemed complete by the City Planner on May 20, 2025. Per Municipal Code Section 31-313.2(a), within 30-days of determining that the request for a tentative map extension is complete, the City Planner shall submit the application for the extension together with a report to the Planning Commission at a public hearing with a recommendation for approval or denial. Pursuant to the same Municipal Code Section, the City Council shall consider the application within 45 days of the Planning Commission recommendation. On June 4, 2025, staff received a one (1) time 90-day time extension pursuant to the Permit Streamlining Act (Government Code Section 65957) from the Applicant. The final deadline for processing of this Time Extension to Tentative Map 2019-002 is November 1, 2025.

#### Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, and recommend that the City Council approve Time Extension 2025-003 with modifications; or
2. Find that the request for Time Extension is not appropriate and establish findings at the public hearing recommending that the City Council deny Time Extension 2025-003.

CEQA CONSIDERATION:

On April 13, 2021, the City Council considered and adopted a Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001 (Environmental Review 2020-005). The extension of time does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

ATTACHMENTS:

Proposed Planning Commission Resolution with the following exhibits:

Exhibit 1: Resolution No. 22075

Exhibit 2: Recorded Planned Unit Development Permit 2019-001 and Tentative Map 2019-002

Request from the Applicant for a Time Extension to 11 Hill Circle received on March 27, 2025

Time Extension 2023-003 (TE 2023-003) dated April 10, 2023

Time Extension 2024-003 (TE 2024-003) dated April 19, 2024

Cc: John Filighera & Associates, Inc., Applicant  
U4RIC Investments, LLC, Property Owner  
Other interested parties

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\TE 2025-003\Granicus Docs\TE 2025-003 PC Staff Report(2).docx

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2025-\_\_**

**RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A ONE (1)  
YEAR TIME EXTENSION TO TENTATIVE MAP 2019-002 LOCATED AT 11 HILL  
CIRCLE IN THE RESIDENTIAL – LOW DENSITY – AIRPORT OVERLAY – FLOOR  
OVERLAY (R-L-5.5 – AR – F) ZONING DISTRICT  
(TE 2025-003)**

**WHEREAS**, on April 13, 2021, at the request of the Applicant/Subdivider (John Filighera & Associates, Inc.) on behalf of U4RIC Investments, LLC (Property Owner) the Salinas City Council approved Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001, which together authorized development of 37 detached single-family dwelling units with alternative street sections and street frontage design for interior roadways with an expiration date of April 13, 2023 for a property located at 11 Hill Circle in the Residential – Low Density – Airport Overlay – Flood Overlay (R-L-5.5 – AR – F) (Assessor's Parcel Number: 004-601-066-000) per attached Resolution No. 22075; and

**WHEREAS**, on April 10, 2023, a first one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001 was approved by the City Planner, which extended the expiration date to April 13, 2024; and

**WHEREAS**, on April 12, 2024, a second one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001 was approved by the City Planner, which extended the expiration date to April 13, 2025; and

**WHEREAS**, on March 27, 2025, the Applicant/Subdivider submitted a third one-year time extension request, known as TE 2025-003, to allow additional processing time for Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001; and

**WHEREAS**, upon receipt of TE 2025-003, pursuant to Municipal Code Section 31-313.1, Tentative Map 2019-002 was automatically extended 60-days to June 26, 2025; and

**WHEREAS**, on May 20, 2025, the City Planner determined TE 2025-003 to be complete pursuant to Municipal Code Section 31-313.2(a); and

**WHEREAS**, on June 4, 2025, the Applicant/Subdivider submitted a one (1) time 90-day time extension to process TE 2025-003 pursuant to the Permit Streamlining Act (Government Code Section 65957); and

**WHEREAS**, on June 18, 2025, the Salinas Planning Commission, pursuant to Municipal Code Section 31-313.2(a), held a duly noticed public hearing to consider a recommendation to the City Council TE 2025-003 to extend the expiration date of Tentative Map 2019-002 from April 13, 2025, to April 13, 2026 pursuant to Municipal Code Section 31-401.11; and

**WHEREAS**, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Planning Commission that the Commission recommends that the City Council approve TE 2025-003 to extend the expiration

date of Tentative Map 2019-002 from April 13, 2025, to April 13, 2026; and

**BE IT FURTHER RESOLVED** that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Previous Mitigated Negative Declaration:

1. *On April 13, 2021, the City Council considered and adopted a previous Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001.*

The extension of time does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

For the Time Extension to Tentative Map 2019-002:

2. *Pursuant to Municipal Code Section 31-313.2, The City Planner, Planning Commission, and/or City Council, as applicable, may approve a request for an extension if it finds that the map is consistent with the City's General Plan and Zoning. The City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions.*

The original approval on April 13, 2021, found that the tentative map is consistent with both the General Plan and the Zoning Code. To date, there are no substantial changes to the General Plan or the Zoning Code applicable to the project. No additional conditions of approval to Tentative Map 2019-002 are required. All remaining terms, requirements, and conditions of the tentative map remain in full force and effect. Pursuant to Municipal Code Section 31-313, the City may only approve an extension of up to 36-months from the original 24-month approval date of a tentative map. Because Tentative Map 2019-002 was approved on April 13, 2021, with a 24-month expiration date and two previous one-year time extensions were approved on April 10, 2023, and April 12, 2024, only one additional time extension to April 13, 2026, may be approved by the City.

**PASSED AND APPROVED** this 18th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on June 18, 2025, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

\_\_\_\_\_  
Courtney Grossman  
Secretary

Attachments:

Exhibit 1: Resolution No. 22075

Exhibit 2: Recorded Planned Unit Development Permit 2019-001 and Tentative Map 2019-002

**RESOLUTION NO. 22075 (N.C.S.)**

**A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING A MITIGATED NEGATIVE DECLARATION AND A PLANNED UNIT DEVELOPMENT PERMIT AUTHORIZING DEVELOPMENT OF 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH ALTERNATIVE DEVELOPMENT STANDARDS, AND TENTATIVE MAP SUBDIVIDING A 7.74-ACRE LOT INTO 37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE RESIDENTIAL – LOW DENSITY - AIRPORT OVERLAY – FLOOD OVERLAY (R-L-5.5–AR-F) ZONING DISTRICT (PUD 2019-001 AND TM 2019-002)**

**WHEREAS**, William H. Coffey, Applicant and U4RIC Investments, LLC and The Thoeny Family Limited Partnership, Property Owners, submitted an application that was deemed complete on November 22, 2020 requesting to develop 37 detached single-family dwelling units with alternative development standards including, but not limited to: reduced lot size, setbacks, off-street parking, usable open space with 18,500 square-feet of usable open space, 38 off-street parking spaces (including two (2) accessible spaces), and three (3) affordable units and subdivide the 7.74-acre lot into 37 lots with one (1) common lot with alternative street sections and street frontage design for interior roadways located at 11 Hill Circle in the Residential – Low Density - Airport Overlay – Flood Overlay (R-L-5.5–AR-F) Zoning District and which is known as Planned Unit Development Permit 2019-001 and Tentative Map 2019-002; and

**WHEREAS**, on March 17, 2022, the Salinas Planning Commission, held a duly noticed public hearing to consider the proposed Planned Unit Development Permit 2019-001 and Tentative Map 2019-002; and

**WHEREAS**, the Planning Commission weighed the evidence presented at said public hearing, considered the staff report and determined that positive findings could be made for approval of the project and adopted Resolution No. 2021-08 recommending that the City Council 1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit 1) and 2) approve both the Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 with modifications; and

**WHEREAS**, on April 13, 2021, the City Council held a duly noticed public hearing and weighed the evidence presented including the Staff Report which is on file at the Community Development Department together with the record of environmental review.

**NOW, THEREFORE, BE IT RESOLVED** that the Salinas City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approves Planned Unit Development Permit 2019-001 and Tentative Map 2019-002, subject to the following modifications:

1. Condition No 23 shall be revised to reflect a one car garage and an uncovered tandem space in addition to the 38 on-site spaces.

2. Condition No. 42 shall be revised to reflect the following: The property owner shall comply with the Engineer's Report dated November 19, 2020 (Exhibit "B-1").
3. Page 5 of the Engineer's Report Item 6h shall reference an 8-foot high wall rather than a 6-foot wall for consistency with the noise mitigation.
4. The expiration date of the Tentative Map and PUD shall both be 2 years.
5. If there is a need to desire a condition with specificity for a concrete or hard surface, DG compacted base rock, can be added for the trails.

**BE IT FURTHER RESOLVED** that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings subject to the conditions stated in the Planned Unit Development Permit and the Tentative Map:

Mitigated Negative Declaration:

1. *The City Council hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Commission has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that, with the conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Commission's independent judgment and analysis. On this basis, the Commission adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.*

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project (see Exhibit "1"). The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on February 10, 2021; the deadline for comments was March 12, 2021. The State Clearinghouse received the Initial Study and Mitigated Negative Declaration (SCH# 2021020281) on February 16, 2021; the deadline for comments was March 17, 2021.

Correspondence was received from public agencies. Paraphrased comments from the agencies are shown below:



1. The following comments were received from the Monterey County Agricultural Commissioner's Office on March 3, 2021.

Staff received an e-mailed response regarding the Initial Study from Nadia Garcia, Agricultural Resources and Policy Manager of the Monterey County Agricultural Commissioner's Office. The e-mailed indicates that the Monterey County Agricultural Commissioner's Office reviewed the Initial Study and that they agree with its analysis and conclusions and the proposed project would not pose a conflict with agricultural operations.

2. The following comments were received from the Transportation Agency for Monterey County (TAMC) dated March 8, 2021.

- a. TAMC supports the integration of bicycle and pedestrian elements into the project and encourages the development of comfortable and safe pedestrian access.

Staff Response: The project proposes a trail system to allow pedestrian access throughout the site.

- b. TAMC encourages the developer to consider installing bicycle racks and secure bicycle parking on-site.

Staff Response: Zoning Code Section 37-50.400 does not require residential developments to provide bicycle parking. However, staff encourages the Applicant or successor-in-interest to provide on-site bicycle parking as a part of the project.

- c. TAMC recommends that Mitigation Measure TR-2 of the Mitigation Monitoring and Reporting Program be modified to state (in underline): "pay a "fair share" contribution toward the East Laurel Drive – Saint Edwards Drive traffic signal or alternative intersection control device if determined to be more appropriate for the location following the completion of an Intersection Control Evaluation Study".

Staff Response: Staff has revised Mitigation Measure TR-2 of the Mitigation Monitoring and Reporting Program to reflect TAMC's request.

- d. Install electric vehicle charging stations on-site.

Staff Response: Unless it is required pursuant to State law, staff cannot require the Applicant or successor-in-interest to provide electric charging stations on-site. However, staff encourages the provision of electric vehicle charging stations on-site.

- e. TAMC encourages coordination with Monterey Salinas Transit (MST) to accommodate existing and planned transit connections to the project.

Staff Response: Staff encourages the Applicant or successor-in-interest to work with MST to provide access to transit from the project site.

3. The following comments were received from Pacific Gas and Electric (PG&E) dated March 25, 2021.

Staff received a written response from the PG&E Plan Review Team Land Management stating that per their review the proposed project does not appear to directly interfere with existing PG&E facilities or impact their easement rights. The response states that if any subsequent modifications are made to the design, that resubmitted plans need to be reviewed by PG&E.

In addition, prior to the February 17, 2021 Planning Commission hearing, staff received an anonymous e-mail indicating opposition to the proposed project due to an increase in crime. The proposed design of the site addresses CPTED (Crime Prevention Through Environmental Design) principals by providing front yard porches and primary entrances and windows on each side of the proposed residences. Per Condition No. 17 of the draft approval document, the Applicant, or successor-in-interest, shall consult with the Salinas Police Department regarding crime prevention and security prior to the issuance of any building permits.

For Planned Unit Development Permit 2019-001:

1. ***That the proposed location of the Planned Unit Development is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located;***

The subject site is located on a currently vacant in-fill site in the R-L-5.5-AR-F Zoning District. This district is intended for development of single-family dwelling such as the proposed residential use. The subject proposal would create a 37-unit small lot detached single-family residential subdivision ranging from 2,282.5 to 5,500.8 square-feet each, one (1) common lot, 38 off-street parking spaces, three (3) affordable units, and 18,500 square-feet of usable open space. The project proposes reduced front yard, side yard, rear yard, and corner side yard setbacks consisting of a minimum of three (3) in lieu of the minimum required in the Residential Low Density (R-L-5.5) District. The project includes single car garages with tandem uncovered parking and reduced usable open space. Development will be compatible with adjacent residential uses that currently exist to the north, east, and south of the subject property. The proposed project complies with General Plan Policy H-1.6, which encourages new residential development to be compatible

with surrounding neighborhoods. Moreover, the proposed residences will be located away from any adjacent residential properties, which will further ensure compatibility with adjacent residential uses.

2. ***The Planned Unit Development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan, applicable Specific Plan, and other plans and policies adopted by the Salinas City Council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The 2002 General Plan designates the site as *Residential Low Density*. The project is consistent with General Plan Policies which encourages additional residential development in the City of Salinas, especially affordable housing. Moreover, the proposed development will convert 7.74 acres of land, currently surrounded by development into 37 detached single-family detached dwelling units with a common area, which is consistent with General Plan Policies LU-2.1 by maintaining a compact City form, LU-2.4, encouraging additional in-fill development. The proposed single-family residential project will be consistent with General Plan Policy CD-2.3, which requires infill development to be consistent with the scale and character of existing neighborhoods.

3. ***The Planned Unit Development does not represent an exception to the standards of this Chapter but rather an alternative resulting in equal or superior design in comparison to development, which strictly complies with base district property development regulations.***

While the project will deviate from many of the minimum required development standards for the R-L-5.5 Zoning District, including but not limited to: lot size, setbacks, off-street parking, and usable open space, it represents an alternative that provides an overall design for the site that will provide additional residential units for expanded home ownership opportunities. The proposed reduction in usable open space per dwelling unit from 1,000 square-feet to 500 square-foot can be supported because the project includes Parcel A, a 4.95-acre common lot along with trails and a waterway known as the Sanborn Creek/Madeira Ditch.

For Tentative Map 2019-002:

4. ***The proposed map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code.***

The proposed Tentative Map is a request to subdivide a 7.74-acre lot into 37 detached single-family dwelling units with alternative development standards and one approximately 4.95-acre square foot common area lot. The proposed reduced

lot size would range from 2,282.5 to 5,500.9 square-feet in lieu of the minimum required 5,500 square-foot in the R-L-5.5. District. The proposed project also includes alternative street sections and street frontage design for interior roadways.

The proposed Tentative Map is consistent with the Salinas General Plan and Zoning Code. The site is designated as Residential Low Density by the Salinas General Plan and R-L-5.5 – AR - F (Residential Low Density – Airport Overlay – Flood Overlay) by the Salinas Zoning Map. The proposed density of one (1) detached single family dwelling unit per proposed lot complies with the maximum allowed density of both the General Plan and the Zoning Code. The varied topography and the waterway known as the Sanborn Creek/Madeira Ditch, which runs through the project site as well as existing various easement does not provide for additional detached single-family dwelling units on the project site. No Specific Plans or Precise Plans are applicable to the site.

**5. *The design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan.***

There are no Specific Plans that regulate the site. The design and improvement of the proposed Map is consistent with the General Plan. The site is designated Residential Low Density by the 2002 Salinas General Plan. Per the General Plan, Residential Low Density provides for the development of single-family detached and attached homes. The proposed 37 detached single-family dwelling units is consistent with General Plan Goals and Policies. Located on an in-fill site, the proposed Map would help maintain a compact City form, consistent with Land Use Goal LU-2 and Policy LU-2.4. Located on an in-fill site, the proposed Map is compatible with the scale and character of the existing neighborhood, consistent with Community Design Goal CD-2 and Policy CD-2.3. With 37 detached single-family dwelling units, the proposed Map would contribute to providing a range of housing opportunities and a variety of housing types, designs, and prices throughout the City, consistent with Land Use Goal LU-1 and Policy LU-1.1 and Housing Goal H-1 and Policy H-1.1. No Specific Plans or Precise Plans are applicable to the site.

**6. *The site is physically suitable for the proposed type of development.***

The site is topographically varied and includes a waterway known as the Sanborn Creek/Madeira Ditch and is encumbered by various easements. The project is proposing 18,500 square-feet of usable open space (500 square-feet x 37 units). In addition to the usable open space areas, there would be a common lot which is located through the project site. Each proposed detached single-family dwelling unit would include a one-car garage, with one (1) tandem uncovered stall located in front. The building setbacks will a minimum of three (3) feet. The project includes alterative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps,

streetlights, street trees, and street intersections. The project will also include the construction of a trail in lieu of street frontage sidewalks, and reduction of roadway and cul-da-sac widths. Vehicular access to the project will be provided from Hill Circle and Madeira Drive. Therefore, the site is physical suitable for the proposed type of development.

**7. *The site is physically suitable for the proposed density of development.***

The site is designated as Residential Low Density by the Salinas General Plan and R-L-5.5 – AR – F (Residential Low Density – Airport Overlay – Flood Overlay) by the Salinas Zoning Map. The proposed density one (1) detached single-family dwelling unit for each of the proposed 37 lots complies with maximum allowed density of one (1) such unit per lot. Therefore, the site is physically suitable for the proposed density of development.

**8. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a Tentative Map even it is usable to make this finding if an Environmental Impact Report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report that would mitigate damage to the environment or to fish and wildlife and their habitat.***

Located on an in-fill site in an urbanized area surrounded by existing residential development. Sanborn Creek/Madeira Ditch runs through the project site. Per the Initial Study for the project, there are no sensitive plant or animal species located on the project site. The proposed project is not expected to degrade scenic resources nor degrade the visual character of the area. Although 0.28 acres of the existing 0.47 acres of the riparian habitat would be removed, 0.19 acres would remain undisturbed and 0.87 acres would be restored. Approximately 55 percent (i.e., 4.02 acres of 7.19 net acres) of the site would be landscaped at project completion, which includes the existing riparian habitat to remain and the additional riparian habitat to be added.

**9. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.***

The site is currently vacant, is proposed to be developed with 37 detached single-family dwelling units, is surrounded by residential uses, and is served by existing infrastructure. Conditions of approval will ensure compliance with requirements of the City's Public Works Department. The project is not likely to cause public health problems.

**10. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property***

*within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction.*

The site is surrounded by residential uses and is served by existing infrastructure. There are various easements on site, but they will not be adversely impacted by the proposed development. The proposed Tentative Map includes new public utility and common area easements and access easements.

- 11. *The waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey Regional Water Pollution Control Agency (MRWPCA).***

The site is surrounded by residential uses and is served by existing infrastructure. As conditions of approval will ensure compliance with requirements of the City's Public Works Department and waste discharge into the sewer system would not result in violations of Regional Water Quality Control Board requirements.

- 12. *Storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration.***

The storm drainage system of the project site meets with the City's NPDES and SWDS permit.

- 13. *If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map.***

The site is not in agricultural use, and no Williamson Act contracts exist on the site.

- 14. *If the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map.***

The project site is not subject to the water supply requirements of Section 66473.7 of the Subdivision Map Act because the proposed project consists of less than 500 units.

**PASSED AND APPROVED** this 13th day of April 2021 by the following vote:

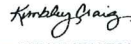
**AYES:** Councilmembers: Barrera, Cromeenes, Gonzalez, McShane, Osornio, Rocha and Mayor Craig

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**APPROVED:**

DocuSigned by:  
  
E554E94F4CE64C8  
Kimbley Craig, Mayor

**ATTEST:**

DocuSigned by:  
  
5BE31EC636A6432...  
Patricia M. Barajas, City Clerk

**Attachment:**

Exhibit 1: Revised Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002 dated March 9, 2021

2022001149

Stephen L. Vagnini  
Monterey County Clerk-Recorder

01/07/2022 03:16 PM

Recorded at the request of:  
CITY OF SALINAS

Titles: 1 Pages: 60

Fees: \$190.00  
Taxes: \$0.00  
AMT PAID: \$190.00

When recorded, return to:

CITY OF SALINAS  
Community Development Department  
65 West Alisal Street, Salinas, CA 93901  
Attn: Thomas Wiles, Senior Planner



SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document:

## PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002

### City of Salinas Community Development Department

**WHEREAS**, the Salinas City Council, at a public hearing duly noticed and held on April 13, 2021, found that the location of the Planned Unit Development is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; the Planned Unit Development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and pursuant to Salinas City Code Sections 31-401.8 and 31-401.9, the Salinas City Council has also determined that the proposed subdivision, together with its provisions for design and improvements, is consistent with applicable general, specific, or precise plans and zoning ordinances adopted by the City of Salinas, that both the Planned Unit Development Permit and Tentative Map have been granted in combination pursuant to Zoning Code Section 37-60.970(b), and both have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered a Mitigated Negative Declaration.

**NOW, THEREFORE**, the Salinas City Council hereby grants and issues Planned Unit Development Permit 2019-001 pursuant to *Division 26: Planned Unit Development Permits*, of Chapter 37 of the Salinas City Code and Tentative Map 2019-002 pursuant to Chapter 31 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

**ISSUED TO:** William H. Coffey

**PROPERTY OWNERS:** U4RIC Investments, LLC and The Thoeny Family Limited Partnership

**FOR:** Develop 37 detached single-family dwelling units with alternative development standards and subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways.



**ON PROPERTY LOCATED AT:** 11 Hill Circle

**ASSESSOR'S PARCEL NOs.:** 004-601-066-000 and 004-601-067-000

**ZONING DISTRICT:** Residential Low Density – Airport Overlay – Flood Overlay (R-L-5.5 – AR – F)

**ENVIRONMENTAL REVIEW ACTION & DATE:** Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program: April 13, 2021

**EXPIRATION DATE:** None, once properly established.

**RIGHT TO OPERATE/DEVELOP**

1. The Permittee shall be authorized to develop 37 detached single-family dwelling units with alternative development standards and subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways on the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit as described below:
  - a. Planned Unit Development Permit 2019-001 (PUD 2019-001); Request to develop 37 detached single-family dwelling units with alternative development standards including, but not limited to the following:
    - i. Reduced lot sizes ranging from 2,282.5 to 5,500.8 square-feet in lieu of the minimum 5,500 square-foot standard;
    - ii. Reduced front yard, side yard, rear yard, and corner side yard setbacks consisting of three (3) feet in lieu of the minimum required in the Residential Low Density (R-L-5.5) District as per Zoning Code Section 37-30.070 (see table below);
    - iii. Single car garages with tandem uncovered parking stalls located within the minimum required 20-foot front yard setback in lieu of minimum required two car garages as per Zoning Code Section 37-50.360; and
    - iv. Reduced Usable Open Space of 18,500 square-feet (500 s.f. per unit) in lieu of 1,000 square-feet for interior lots, and 650 square-feet for corner lots as per Zoning Code Section 37-30.070.; and
  - b. Tentative Map 2019-002 (TM 2019-002): Request to subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, street lights, street trees, and street intersections; construction of a trail in lieu of street frontage sidewalks, and reduction of roadway and cul-da-sac widths. The trail system shall be constructed in compliance with all applicable American with Disabilities Act (ADA) requirements.

on the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

Exhibit "A" - Vicinity Map  
 Exhibit "B" - Architectural and Site Plan and Tentative Map dated March 2021 (Sheet 1 of 10)  
 Exhibit "C" - Tentative Map dated March 2021 (Sheet 2 of 10)  
 Exhibit "D" - Open Space and Biological Areas dated March 2021 (Sheet 3 of 10)  
 Exhibit "E" - Grading and Drainage Plan dated March 2021 (Sheet 4 of 10)  
 Exhibit "F" - Grading and Drainage Plan dated March 2021 (Sheet 5 of 10)  
 Exhibit "G" - Grading and Drainage Plan dated March 2021 (Sheet 6 of 10)  
 Exhibit "H" - Utility Plan dated March 2021 (Sheet 7 of 10)  
 Exhibit "I" - Erosion Control Plan dated March 2021 (Sheet 8 of 10)  
 Exhibit "J" - Erosion Control Details dated March 2021 (Sheet 9 of 10)  
 Exhibit "K" - Stormwater Control Plan dated March 2021 (Sheet 10 of 10)  
 Exhibit "L" - Site Plan Sheet for K530-G dated November 25, 2020 (Sheet 1 of 5)  
 Exhibit "M" - First Floor Plan Sheet for K530-G dated November 25, 2020 (Sheet 2 of 5)  
 Exhibit "N" - All Elevations Sheet for K530-G dated November 25, 2020 (Sheet 3 of 5)  
 Exhibit "O" - Building Section for K530-G dated November 25, 2020 (Sheet 4 of 5)  
 Exhibit "P" - Schedules/Standards Sheet for K530-G dated November 25, 2020 (Sheet 5 of 5)  
 Exhibit "Q" - Site Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 1 of 5)  
 Exhibit "R" - First Floor Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 2 of 5)  
 Exhibit "S" - All Elevations Sheet for K600-CT-03 dated November 25, 2020 (Sheet 3 of 5)  
 Exhibit "T" - Building Section for K600-CT-03 dated November 25, 2020 (Sheet 4 of 5)  
 Exhibit "U" - Schedules/Standards Sheet for K600-CT-03 dated November 25, 2020 (Sheet 5 of 5)  
 Exhibit "V" - Site Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 1 of 5)  
 Exhibit "W" - First Floor Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 2 of 5)  
 Exhibit "X" - All Elevations Sheet for K605-CT-03 dated November 25, 2020 (Sheet 3 of 5)  
 Exhibit "Y" - Building Section for K605-CT-03 dated November 25, 2020 (Sheet 4 of 5)  
 Exhibit "Z" - Schedules/Standards Sheet for K605-CT-03 dated November 25, 2020 (Sheet 5 of 5)  
 Exhibit "A-1" - Affordable Housing and Marketing Plan dated September 10, 2020  
 Exhibit "B-1" - Engineer's Report dated November 19, 2020  
 Exhibit "C-1" - Airport comments for PUD 2019-001 and TM 2019-002 (11 Hill Circle) dated June 12, 2019  
 Exhibit "D-1" - Revised Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002 dated March 9, 2021

2. The City Planner may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The City Planner may also schedule a review by the Salinas City Council, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.

3. Because the Project exceeds ten residential units, it is subject to the City's Inclusionary Housing Ordinance (Salinas Municipal Code Chapter 17). Based on the Option One selection of the Applicant/Permittee pursuant to Municipal Code Section 17-11(e)(1), the Project shall provide a minimum of three (3) medium income inclusionary units for ownership pursuant to the Affordable Housing and Marketing Plan dated September 10, 2020 (Exhibit "A-1").
4. The Applicant/Permittee shall execute an Affordable Housing Agreement prepared by the City pursuant to Municipal Code Chapter 17 and to the City's Inclusionary Housing Guidelines. The Affordable Housing and Marketing Plan dated, September 10, 2020, is incorporated herein as Exhibit "A-1" of this Planned Unit Development Permit. The required Affordable Housing Agreement shall be based upon the Affordable Housing Plan. However, if there is any discrepancy in the requirements contained in either document, the terms of the Affordable Housing Agreement shall prevail. The Affordable Housing Agreement shall be executed by the Applicant/Permittee and the City, and recorded at the Monterey County Recorder's Office, prior to issuance of any Building Permit for the construction of any of the Dwelling Units within the Project, including a deed restriction per Zoning Code Section 37-50.270(g).
5. No outdoor storage, display, or sale of merchandise of any kind will be permitted, except in accordance with a valid Yard Sale/Garage Sale Permit issued by the City.
6. Prior to issuance of any building permit, a draft of Covenants, Codes, and Restrictions (CC&Rs) will need to be submitted to the City of Salinas for review. The CC&Rs need to provide for maintenance and operation responsibilities, development restrictions, liability, and any other obligations for the proposed project. A recorded copy of the approved CC&Rs shall be provided to the City of Salinas prior to issuance of any building permit.
7. The permittee or successor-in-interest shall provide a copy of this Planned Unit Development Permit 2019-001 to all initial homebuyers in this subdivision.
8. Accessory Dwelling Units (ADU) shall be permitted on each lot pursuant to all applicable City of Salinas and/or State of California regulations.
9. This Planned Unit Development Permit authorizes the following Development Standards:

**Development Summary Table (Per Zoning Code Section 37-30.070,  
Table 37-30.40)**

Development Regulations	R-L-5.5 District	Proposed
Lot size sq. ft. min	5,500 s.f	2,282.5 to 5,500.8 s.f.
Lot width ft. min	50 ft.	41.5 to 46 ft.
Corner Lots ft. min	60 ft.	41.5 to 46 ft.
Lot depth ft min	75 ft.	54 to 60 ft.
Lot frontage ft min	35 ft.	41.5 to 46 ft.

Yards		
Front ft min	20 ft.	3 ft.
Side ft min	5 ft.	3 ft.
Corner Side ft min	15 ft	3 ft.
Rear ft min	10 ft	3 ft.
Distance Between Buildings min.	6 ft	6ft
Driveway length ft min	20 ft	27 ft
Height ft max	30 ft.	14'-4"
Usable open space s.f. min. per dwelling unit (650 s.f. corner lot)	1,000 s.f. per unit	500 s.f. per unit

10. The Applicant or successor-in-interest shall file with the Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration". The aeronautical study must have a Determination of No Hazard to Air Navigation and the structure(s) would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Further, the application must comply with any conditions imposed by the FAA (<http://www.faa.gov/forms/index.cfm/go/document.information/documentID/18673>) (see attached Exhibit "C-1").
11. The Airport recommends a Grant of Aviation Easement Agreement for the associated parcel be secured and recorded (see attached Exhibit "C-1").
12. The parcel is located on the extended centerline for Runway 13/31 and will experience noise exposure from over-flight aircraft. A portion of the parcel is located within the 55 CNEL (Community Noise Equivalent Level) contour as depicted in the Year 2000 CNEL Noise Contour exhibit in the Salinas Municipal Airport Land Use Plan. The development should be developed to accommodate and be resilient to over-flight noise exposure. The developer should engineer the development to accommodate 55 Community Noise Equivalent Level (CNEL) as per the Salinas Municipal Airport Land Use Plan or the General Plan, whichever provides greater protection (see attached Exhibit "C-1").
13. Prior to issuance of any building permit and/or recordation of a Final Map, the Applicant or successor-in-interest shall revise the plans and provide a centrally located minimum 900 square-foot children's play area with construction details and other amenities including but not limited to benches, barbecues, and trash cans on the project site, subject to review and approval by the City Planner.

## NPDES REQUIREMENTS

14. The development shall conform to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project (see attached Exhibit "B-1").

## **ENVIRONMENTAL MITIGATIONS**

15. All mitigation measures listed in the Mitigation Monitoring and Reporting Program shall be conditions of approval as incorporated herein by reference as Exhibit "D-1".

## **FINAL MAP REFERENCE AND CONDITIONS**

16. The following language shall appear prominently in the Owners Certificate of the Final Map: "The development and use of this property is subject to the terms and conditions of Planned Unit Development Permit No. 2009-001 issued by the Council of the City of Salinas on April 13, 2021 and filed for record in the Official Records of Monterey County and to all conditions and standards contained therein".
17. The permittee shall also request that the preceding language be included in the final subdivision public report of the California Department of Real Estate and shall provide verification to the Community Development Department that each subsequent purchaser has been informed of the PUD permit and its conditions prior to the close of each escrow.
18. A Final Map providing for the subdivision of the subject property pursuant to Municipal Code Section 31-402 shall be approved by the City Council and recorded by the County Recorder prior to issuance of any building permits.

## **AVIGATION EASEMENT**

19. Prior to issuance of a building permit, the Applicant or successor in interest, shall record an Avigation Easement (Exhibit "C-1") on the property. Recordation of the Avigation Easement shall be coordinated with the City's Property Analyst (200 Lincoln Avenue, 831-758-7241). File Nos. PUD 2019-001 and TM 2019-002 shall be referenced on the Avigation Easement document.

## **FIRE PROTECTION REQUIREMENTS**

20. All applicable requirements of the Salinas Fire Department including those items identified in Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.
21. All fire sprinkler apparatus shall be incorporated into the overall site plan and building design. Such apparatus shall be located within building interiors, garages, stairwells, utility areas, trash areas and/or other areas substantially out of the public view. Fire Department connection pipes shall be painted to match the adjacent building.

## **CRIME PREVENTION REQUIREMENTS**

22. Prior to the issuance of any building permit, the applicant or successor-in-interest shall consult with the Police Department regarding crime prevention and security. Written confirmation from the Police Department demonstrating compliance with this condition shall be submitted to the Community Development Department prior to issuance of a

building permit.

## **PARKING REQUIREMENTS**

23. A minimum of a one (1) car garage and one (1) uncovered tandem space for each of the 37 proposed detached single-family dwelling units and 38 on-site parking spaces shall be provided including two (2) on-site parking spaces designated for people with disabilities shall be provided in accordance with *Division 18: Off-Street Parking and Loading Regulations*. Bicycle parking (rack) shall be provided in accordance with Zoning Code Section 37-50.400.
24. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

## **SIGNS**

25. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.
26. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

## **OUTDOOR LIGHTING**

27. Exterior lighting may be installed in accordance with Zoning Code Section 37-50.480 under the following limitations:
  - a. No floodlighting will be allowed.
  - b. Outdoor lighting shall employ cutoff optics that allows no light emitted above a horizontal plane running through the bottom of the fixture. No portion of the lamp (including the lens and reflectors) shall extend below the bottom edge of the lighting fixture nor be visible from an adjacent property or public rights of way.
  - c. Lighting adjacent to other property or streets shall be shielded to reduce light trespass.
  - d. All building-mounted and freestanding parking lot lights (including the fixture, base, and pole) shall not exceed twenty-five feet in height.
  - e. Illumination shall not exceed an average maintained 2.4 foot-candles at ground level with uniform lighting levels and shall not exceed a maximum of 0.5 foot-candles at an R (residential) district property line.
  - f. Prior to Building Permit the issuance, a detailed lighting plan (including details of

all exterior lights and a point-to-point photometric lighting plan showing horizontal illuminance in foot-candles) that demonstrates compliance with the requirements herein shall be submitted for review and approval by the Community Development Department.

#### **PLACEMENT OF DWELLING UNITS – BUILDING SETBACKS**

28. Subject to verification on building plans prior to issuance of any Grading and/or Building Permit and subject to verification by the City Planner prior to occupancy inspections, the placement of the Dwelling Units and building setbacks shall be as shown on the site plan and grading plan (Exhibits “B” and “C”), including but not necessarily limited to:
  - a. Minimum setbacks of the Dwelling Units from the creek (as measured from the top of the bank and/or retaining wall) shall be as shown on site plan and grading plan (Exhibits “B” and “C”).
  - b. Minimum front yard setbacks adjacent to Hill Circle (as measured from the property line at Hill Circle and from the face of the curb in the on-site cul-de-sac) shall be 20 feet.
  - c. Minimum setbacks shall be four (4) feet (as measured from all property lines).
  - d. Minimum setbacks between the Dwelling Units shall be six feet (as measured from the exterior of the building walls).

#### **MANUFACTURED HOMES – ARCHITECTURAL DESIGN**

29. The design of the Manufactured Homes shall conform to the Residential Design Guidelines pursuant to Zoning Code Sections 37-30.080 (Residential Low Density), and be consistent with Exhibits “L”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, “U”, “V”, “W”, “X”, “Y”, and “Z”. The final selection of materials for each of the dwelling units shall be subject to review and approval by the City Planner prior to the issuance of a building permit for that particular unit. The Dwelling Units shall have vertical and horizontal articulation of building walls, multi-planed roofs, and covered front-entry porches as shown on the above referenced Exhibits.

#### **BUILDING MATERIALS AND COLORS**

30. To ensure architectural compatibility with the existing neighborhood, in accordance with Zoning Code Section 37-30.080(i), colors of the Dwellings shall be compatible with the adjacent existing Dwellings and a variety of color schemes (i.e., 2-3 different color schemes) shall be provided.
31. Prior to Building Permit issuance, all exterior building materials and colors shall be identified on the building plans, and a colors and materials board (8 ½” X 11” maximum size and no greater than ½” in thickness) shall be submitted by the Applicant for review and approval by the Community Development Department.

## USABLE OPEN SPACE

32. A minimum of 500 square feet of Usable Open Space per Dwelling Unit (total of 18,500 square feet for 37 units) shall be provided on each lot.

## LANDSCAPING AND WALLS/FENCING

33. Landscaping shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. Prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the Community Development Department. The landscape and irrigation plans shall include the following:
- a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1.) grasses and groundcovers, 2.) shrubs, and 3.) trees.
  - b. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
  - c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
  - d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
  - e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
  - f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
  - g. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
  - h. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
  - i. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten-percent.



- j. Plant material shall conform to the following spacing standards:
    - i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
    - ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
    - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
    - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.
  - k. Riparian habitat restoration landscaping shall be in accordance with the mitigation measures for biological resources in accordance with Exhibit "K."
  - l. The landscape and irrigation requirements stated in the Engineer's Report dated November 19, 2020 (Exhibit "B-1") shall be included as a part the landscape and irrigation plans.
34. All landscaping shall comply with *Article V, Division 4: Landscaping and Irrigation*, of the Salinas Zoning Code, including, but not limited to, standards, drought resistant plants and turf, irrigation, parking lot landscaping and installation and maintenance. Riparian habitat restoration landscaping shall be in accordance with the mitigation measures for biological resources in accordance with Exhibit "D-1."
35. The design of the berm/wall system located adjacent to East Laurel Drive (required by noise mitigation measure N-1 of Exhibit "D-1") and the Engineer's Report dated November 19, 2020 (Exhibit "B-1") shall be constructed and compatible with the existing walls located along the property lines across East Laurel Drive and to the north of and contiguous to the site and shall be consistent with the residential design guidelines pursuant to Zoning Code Sections 37-30.080.
36. With the exception of the berm/wall system located adjacent to East Laurel Drive, all perimeter walls and fencing shall comply with setback requirements pursuant to Zoning Code Section 37-50.090, except as modified by environmental mitigation measures relative to biological resources (see Exhibit "D-1").
37. All dilapidated fencing on the subject site located along the interior property lines adjacent to existing residences shall be repaired/replaced as necessary.
38. The areas of habitat restoration shall be protected by fencing as described in the Mitigation Monitoring Program (Exhibit "D-1").

## **RECYCLING AND SOLID WASTE**

39. Prior to issuance of a building permit, written confirmation from the City's waste disposal service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider.

## **MAINTENANCE**

40. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

## **PUBLIC IMPROVEMENTS**

41. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.
42. The property owner shall comply with the Engineer's Report dated November 19, 2020 (Exhibit "B-1").
43. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

## **UTILITIES/EQUIPMENT SCREENING**

44. All utility lines shall be placed underground and all power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping or a screen fence of a design approved by the utility company and the City Planner.
45. All mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

## **PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS**

46. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state or federal agencies.
47. This Permit may be subject to water and sanitary sewer allocations. The Permittee will

proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

#### **CANCELLATION OF PREVIOUS PERMIT**

48. Upon execution of this Permit, both Planned Unit Development Permit 2006-004 and Conditional Use Permit 2003-006 shall become null and void.

#### **MODIFICATION OF APPROVED USE AND PLANS**

49. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

#### **VIOLATION; REVOCATION**

50. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

#### **SUBSTANTIAL ACTION TIME LIMIT**

51. This Permit shall expire two (2) years after its approval date unless:
- a. A Building Permit has been issued and construction diligently pursued; or
  - b. A certificate of occupancy has been issued; or
  - c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

#### **PERMIT VALIDATION**

52. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. *It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.*

#### **STANDARD CONDITIONS**

53. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-**

**8.2: Liability for costs,** permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.

54. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
55. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
56. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

#### **NOTICE OF CHALLENGE LIMITATIONS**

57. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

### **EXECUTIONS**

**THIS PLANNED UNIT DEVELOPMENT PERMIT 2019-001 and TENTATIVE MAP 2019-002** were approved by action of the Salinas City Council on April 13, 2021, and shall become effective immediately:

Effective Date: April 13, 2021




Megan Hunter  
Community Development Department Director

(All Signatures Listed Below on Pages 14 through 16 Must Be Notarized)

*This PLANNED UNIT DEVELOPMENT PERMIT AND TENTATIVE MAP is hereby accepted upon the express terms and conditions hereof, and the undersigned permittee agrees to strictly conform to and comply with each and all of this permit's terms and conditions.*

Dated: 10-07-21

  
William H. Coffey  
Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

On 10-7-2021 202\_\_, before me, Irene Jones, Notary Public personally appeared William H. Coffey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 





**CONSENT** is hereby granted to the Permittee to carry out the terms and conditions of this Planned Unit Development Permit and Tentative Map.

Dated: 10/7/21

  
John Filighera  
U4RIC Investments, LLC, Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

On 10-07-2021 2021, before me, Shaine Helgueros, Notary Public personally appeared John Filighera, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Dated: 11/9/21

Ted Thoeny  
The Thoeny Family Limited Partnership, Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

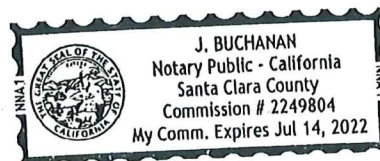
On 11/9/21 2021, before me, J. Buchanan, Notary Public, personally appeared Ted Thoeny, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

J. Buchanan





# City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901

\* Tel. (831) 758-7206 \* Fax (831) 758-7215

## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "A" Vicinity Map**

Exhibit "A" Vicinity Map was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "A" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\Exhibit Insert - Exhibit A.doc

**Exhibit** A





## City of Salinas

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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "B" Architectural and Site Plan and Tentative Map dated March 2021 (Sheet 1 of 10)**

Exhibit "B" Architectural and Site Plan and Tentative Map dated March 2021 (Sheet 1 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "B" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "C" Tentative Map dated March 2021 (Sheet 2 of 10)**

Exhibit "C" Tentative Map dated March 2021 (Sheet 2 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "C" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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# Exhibit C



# City of Salinas

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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "D" Open Space and Biological Areas dated March 2021 (Sheet 3 of 10)**

Exhibit "D" Open Space and Biological Areas dated March 2021 (Sheet 3 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "D" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "E" Grading and Drainage Plan dated March 2021 (Sheet 4 of 10)**

Exhibit "E" Grading and Drainage Plan dated March 2021 (Sheet 4 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "E" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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# Exhibit



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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "F" Grading and Drainage Plan dated March 2021 (Sheet 5 of 10)**

Exhibit "F" Grading and Drainage Plan dated March 2021 (Sheet 5 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "F" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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**Exhibit** 



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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "G" Grading and Drainage Plan dated March 2021 (Sheet 6 of 10)**

Exhibit "G" Grading and Drainage Plan dated March 2021 (Sheet 6 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "G" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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**Exhibit** G



# City of Salinas

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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "H" Utility Plan dated March 2021 (Sheet 7 of 10)**

Exhibit "H" Utility Plan dated March 2021 (Sheet 7 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "H" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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# Exhibit H



## **City of Salinas**

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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "I" Erosion Control Plan dated March 2021 (Sheet 8 of 10)**

Exhibit "I" Erosion Control Plan dated March 2021 (Sheet 8 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "I" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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**Exhibit** I





## City of Salinas

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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "J" Erosion Control Details dated March 2021 (Sheet 9 of 10)**

Exhibit "J" Erosion Control Details dated March 2021 (Sheet 9 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "J" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



# City of Salinas

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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "K" Stormwater Control Plan dated March 2021 (Sheet 10 of 10)**

Exhibit "K" Stormwater Control Plan dated March 2021 (Sheet 10 of 10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "K" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

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**Exhibit** K



## City of Salinas

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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

**Planned Unit Development Permit 2019-001 and Tentative Map 2019-002  
Exhibit "L" Site Plan Sheet for K530-G dated November 25, 2020  
(Sheet 1 of 5)**

Exhibit "L" Site Plan Sheet for K530-G dated November 25, 2020 (Sheet 1 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "L" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



# City of Salinas

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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "M" First Floor Plan Sheet for K530-G dated November 25, 2020 (Sheet 2 of 5)**

Exhibit "M" First Floor Plan Sheet for K530-G dated November 25, 2020 (Sheet 2 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "M" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



## City of Salinas

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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "N" All Elevations Sheet for K530-G dated November 25, 2020 (Sheet 3 of 5)**

Exhibit "N" All Elevations Sheet for K530-G dated November 25, 2020 (Sheet 3 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "N" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



# City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901

\* Tel. (831) 758-7206 \* Fax (831) 758-7215

## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "O" Building Section for K530-G dated November 25, 2020 (Sheet 4 of 5)**

Exhibit "O" Building Section for K530-G dated November 25, 2020 (Sheet 4 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "O" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "P" Schedules/Standards Sheet for K530-G dated November 25, 2020 (Sheet 5 of 5)**

Exhibit "P" Schedules/Standards Sheet for K530-G dated November 25, 2020 (Sheet 5 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "P" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

**Exhibit** P



## City of Salinas

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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "Q" Site Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 1 of 5)**

Exhibit "Q" Site Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 1 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Q" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\Exhibit Insert - Exhibit Q.doc

# Exhibit





# City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901

\* Tel. (831) 758-7206 \* Fax (831) 758-7215

## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "R" First Floor Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 2 of 5)**

Exhibit "R" First Floor Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 2 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "R" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\Exhibit Insert - Exhibit R.doc

# Exhibit R



# City of Salinas

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\* Tel. (831) 758-7206 \* Fax (831) 758-7215

## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "S" All Elevations Sheet for K600-CT-03 dated November 25, 2020 (Sheet 3 of 5)**

Exhibit "S" All Elevations Sheet for K600-CT-03 dated November 25, 2020 (Sheet 3 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "S" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "T" Building Section for K600-CT-03 dated November 25, 2020 (Sheet 4 of 5)**

Exhibit "T" Building Section for K600-CT-03 dated November 25, 2020 (Sheet 4 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "T" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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**Planned Unit Development Permit 2019-001 and Tentative Map 2019-002  
Exhibit "U" Schedules/Standards Sheet for K600-CT-03 dated November 25,  
2020  
(Sheet 5 of 5)**

Exhibit "U" Schedules/Standards Sheet for K600-CT-03 dated November 25, 2020 (Sheet 5 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "U" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "V" Site Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 1 of 5)**

Exhibit "V" Site Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 1 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "V" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "W" First Floor Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 2 of 5)**

Exhibit "W" First Floor Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 2 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "W" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "X" All Elevations Sheet for K605-CT-03 dated November 25, 2020 (Sheet 3 of 5)**

Exhibit "X" All Elevations Sheet for K605-CT-03 dated November 25, 2020 (Sheet 3 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "X" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



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## **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "Y" Building Section for K605-CT-03 dated November 25, 2020 (Sheet 4 of 5)**

Exhibit "Y" Building Section for K605-CT-03 dated November 25, 2020 (Sheet 4 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Y" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.





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### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "Z" Schedules/Standards Sheet for K605-CT-03 dated November 25, 2020 (Sheet 5 of 5)**

Exhibit "Z" Schedules/Standards Sheet for K605-CT-03 dated November 25, 2020 (Sheet 5 of 5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Z" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

**Affordable Housing & Marketing Plan**

**11 Hill Circle**

September 10, 2020

U4Ric Investments LLC

Bill Coffey, Developer

11 Hill Circle, Salinas, CA 93901

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**Exhibit** A-1

### **Affordable Housing Plan**

The Project on 11 Hill Circle is planned for thirty-seven (37) detached single-family manufactured homes. A typical home is a three-bedroom, two bath home with approximately eleven hundred twenty (1,120sf) square feet of living space. Each home will have a single car attached garage and parking for one additional car. Several plans will be offered, each one with a subtle difference of floor plan, exteriors and the interior upgrades. The homes will sit on lots ranging from 2,251sf to 4,210sf and some will share driveways.

#### ***Inclusionary On-Site Options:***

At this time the developer has elected to provide on-site Option 2 (15% = 6% Median, 6% Moderate and 3% Workforce) from the table below.

#### ***Inclusionary Housing Calculation:***

37 total units x 15% = 5.5 Inclusionary Units. Per Inclusionary Ordinance, fractional units .5 or higher, round up to 6 Inclusionary units

Median-Income = 3 units

Moderate-Income = 2 units

Workforce-Income = 1 units

Note: Inclusionary units may be exempt should the market-rate initial sales price be equivalent or less than the Inclusionary Initial sales price.

For for-sale Inclusionary units, shared appreciation documents or other documents approved by the City Council shall be recorded against each Inclusionary unit prior to sale. However, if the price of the market-rate units in that phase of the residential development is equal to or below the affordable ownership cost for a median, moderate, or workforce income household, then no documents need be recorded against the Inclusionary units in the relevant income category.

#### **Number of Units Required**

In computing the total number of Inclusionary units required on-site in a residential development, fractions of one-half (1/2) or greater are rounded up to the next highest whole number, and fractions of less than one-half (1/2) are rounded down. For example, a 53-unit development choosing option three would provide 47 market-rate units and 6 affordable units ( $53 \times .12 = 6.36$ , rounded down to 6). A 55-unit development would provide 48 market-rate units and 7 affordable units ( $55 \times .12 = 6.60$ , rounded up to 7)

**TABLE 1: SUMMARY OF STANDARD ON-SITE INCLUSIONARY OPTIONS**

	Option 1	Option 2	Option 3
	20%	15%	12%
<b>Very Low-Income (50% of median)</b>	4% Ownership or rental	Not Required	8% Rental
<b>Lower-Income (80% of median)</b>	8% Ownership or rental	Not Required	4% Rental
<b>Median-Income (100% of median)</b>	Not Required	6% All must be ownership	Not Required
<b>Moderate-Income (120% of median)</b>	4% All must be ownership	6% All must be ownership	Not Required
<b>Workforce-Income (160% of median)</b>	4% All must be ownership	3% All must be ownership	Not Required

In-lieu Fee: None.

Other Alternatives: None.

Density Bonus: None.

37 Unit Development Summary							
Unit Type	# of Market-Rate Units	# of Inclusionary Units	Bdrm. Size	Sq. Ft.	Market-Rate Initial Sales Price	Inclusionary Initial Sales Price (w/out HOA)	Inclusionary Initial Sales Price (w/HOA)
Market-Rate	34	N/A	3	1,120	\$415,300 (w HOA)  \$434,700 (w/out HOA)	N/A	N/A
Inclusionary Median-Income	N/A	3				\$355,650	\$336,300**
Inclusionary Moderate-Income	N/A	*Exempt				\$434,700	\$415,300**
Inclusionary Workforce-Income	N/A	*Exempt				\$592,700	\$573,400**
Total	34	3					

*\*Inclusionary units may be exempt from on-site construction requirements should the initial market-rate sales price be equivalent or lower than the Inclusionary unit initial sales price per income category.*

*\*\*Should an HOA be implemented, we anticipate no more than \$100/mo., this will cover the common area landscape, common lighting and the common roads providing they are not accepted by the City.*

Phasing: There will be no Phasing to build the units. All units are manufactured at the factory and shipped to the site. There will be a sales office offering the different models with upgrades. A deposit will be taken and the home ordered. Delivery is usually in 90 days or less.

Construction Completion Schedule: Once the tentative map is approved, work on the final map will begin.

### **Building Permits and Occupancy - Concurrent Construction Requirements**

A building permit Specialist will track the issuance of building permits by construction phase, noting the number of both Inclusionary and market-rate unit permits, building permits will only be issued for market-rate units according to the terms of the recorded Inclusionary Housing Agreement. However, the City may issue permits for Inclusionary units earlier than specified in the plan.

The concurrency requirements are as follows:

The city may issue building permits for 70 percent of the market-rate units within a residential development before issuing any building permits for Inclusionary units, and may approve certificates of occupancy or final inspections for Inclusionary units. After this point, a developer may be issued building permits and receive final inspections for market-rate units after a proportional number of Inclusionary units have been issued building permits or have received a final inspection.

For example, if a developer proposes a 100-unit development, and uses option 1, they are obligated to provide 20 Inclusionary units, which means there will be 80 market-rate units. The City may issue building permits for 56 market-rate units ( $70\% \times 80$ ) before issuing any building permits for Inclusionary units, and may approve occupancy of 56 market-rate units before approving occupancy of any Inclusionary units.

**Project Financing:** The tentative map process to the final map process will be financed with private investors. The home to be sold will be financed individually by the prospective clients. There will be a loan office on site, which will handle all the loan requests. It is the intention of the developer to use a local bank in Salinas to do the loans. The homes will qualify for FHA, VA, FANNIE and FREDDIE MAE loans and traditional financing.

**Construction Standards:** All homes will be manufactured in the factory and will be constructed in compliance with existing HUD codes. The subtle differences or upgrades on each unit depends on buyers personal choices. There will be upgrades for the interiors such as appliances, flooring and vaulted ceilings.

## **Marketing Plan**

The City of Salinas has established preferences for rental or purchase of Inclusionary units. First priority is given to those displaced by City actions. Second priority is given to those displaced by private market actions, while third priority is given to those who live or work in Salinas when they submit an application. Any other eligible household may purchase or rent an Inclusionary unit if there are no households with priority. If a residential development is receiving governmental financial assistance that does not permit these preferences, or requires different preferences, then the City's preferences will be modified as needed to conform to the terms of the other program.

**First-Time Homebuyers** For ownership units, within each of the above three preference categories, preference will be given to households that qualify as first-time homebuyers. A first-time homebuyer is a person who has not owned a home during the three-year period prior to the purchase of the Inclusionary unit. A manufactured home not on a permanent foundation is not considered a "home" for the purpose of this subsection. A first-time homebuyer also includes a displaced homemaker. A displaced homemaker is an adult who has been legally separated from his or her spouse or domestic partner in the last three years, has no current ownership interest in a home, and has not had an ownership interest in his or her primary residence during the past three (3) years, except with his or her spouse or domestic partner. First-time homebuyer status is verified by a review of three years of federal income tax returns.

All Inclusionary units must be marketed in a manner consistent with the federal Fair Housing Act, the California Fair Employment and Housing Act, the Unruh Act, and the Equal Credit Opportunity Act, and all materials must have a fair housing statement or logo. No person may be excluded from participation in, or denied the benefit of, or be subject to discrimination under any activity related to the sale or rental of the Inclusionary units on the basis of his or her religion, age, race, color, creed, gender, sexual orientation, marital status, familial status, physical or mental disability, national origin, ancestry, source of income, or participation in Section 8.

### The developer will adhere to the following marketing requirements:

(1) The developer will supply the City with a description or example of all marketing that will be done for the Inclusionary units, such as press releases, direct mailing, and advertising (including internet advertising). The City requires that all Inclusionary units be advertised in The Californian and El Sol. The City will provide a list of organizations that must be notified and informational flyers must be available at City Hall and at the offices of the Housing Authority of the County of Monterey (or of a similar organization acceptable to City). The Fair Housing logo must be used on all marketing material. The City encourages the preparation of Spanish-language materials where appropriate.



(2) The developer or designee will pre-screen Inclusionary applications and establish a deadline for Inclusionary applications. Developer should allow a generous amount of time (at least 45 days) for applicants to submit complete applications, given the complexity of the process.

(3) The developer must arrange for at least two Informational Inclusionary workshops for potential applicants, one in the evening during the week and one on a weekend. At least one workshop must be conducted in Spanish, or in both Spanish and English.

(4) The developer will provide information regarding financing options to be made available to applicants, down payment assistance programs available, information needed to calculate the maximum sales price, and the unrestricted fair market value of the Inclusionary units.

(5) Developer or designee's sales staff will meet with the City's Housing Staff to receive training on the selection process and, for ownership units, the City homebuyer documents.

It is important that the developer's sales or management staff understand the application process and the restrictions placed on the Inclusionary units by the City. In the case of for-sale Inclusionary units, before entering into any purchase and sale agreement for the units, the developer's sales staff must receive training so that they understand and can explain the City's equity-sharing program, option to purchase, and other City restrictions such as the owner-occupancy requirement.

(6) After the deadline for submitting applications, the developer or designee reviews all applications and determines if the applicant is eligible to purchase a unit, based on income and preapproval letter. The developer or designee must verify income as described in the developer's marketing plan. The developer or designee then groups all apparently eligible applicants by the City's preference categories (residents displaced by public action, renters displaced by private action, those who live or work in the City, all others, and within each category, first-time homebuyers), unless another financing source requires changes in these preferences.

(7) The developer submits to the City: a) a complete listing of developer pre-screened applicants, sorted by preference group, and indicating the developer's determination of eligibility (in hard copy and in an electronic format, either in Excel or Word and also in PDF format); b) the complete file for each applicant, numbered to correspond to the list of applicants; c) the form of purchase and sale agreement; and d) preliminary DRE public report, if applicable.

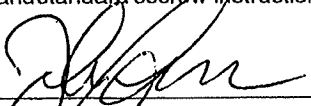
(8) The City reviews and either approves or requests changes in the developer's submittals within 90 business days. Once the list of eligible applicants is approved, the City ranks all eligible applicants by preference group on a random basis, such as by a lottery. The

developer must send written notice to applicants determined to be ineligible by the City.

(9) The developer offers units to applicants beginning at the top of the list established by the City. The developer may not pass over an applicant higher on a list in favor of another because of a higher income. Applicants are to be taken in the order ranked and given a reasonable period of time to close escrow, normally 60 days after the unit's final inspection is approved, or after the applicant is selected to purchase a unit, whichever is later. The developer may only exclude ranked applicants because the applicants were not successful in obtaining financing, were not able to demonstrate the qualifying household income included in their application, or otherwise were not eligible. The developer must send written notice to any excluded applicant within 15 days of the decision to exclude the applicant; copies of such correspondence must be provided to the City. However, developers may close escrow on Inclusionary units in any order as homebuyers are able to do so.

If the applicant enters into a purchase agreement for the unit, the developer provides to the City for review: a) the copy of the loan underwriting form (Form 1008); b) estimated HUD-1 Settlement Statement;

b) legal description of the Inclusionary unit; and d) appraised value of the Inclusionary unit at unrestricted fair market value. Provided that the documents are consistent with previous representations, the City will provide to escrow, within fourteen working days of receipt of the required documentation, executed copies of its homebuyer documents, an executed release of the Affordable Housing Agreement to be recorded with the sale of the unit, and standard escrow instructions.

  
\_\_\_\_\_  
U4M1C Investments LLC  
John Filghera  
Authorized Representative

9/10/2020  
Date

CR V2  
\_\_\_\_\_  
Christopher Valenzuela  
City of Salinas Planning Manager

9/10/2020

Date



## City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

### ENGINEER'S REPORT

**DATE:** 11/19/2020

**PLANNER:** Tom Wiles

**OWNER/APPLICANT:** Ted Theony/U4RIC Investments, LLC

**PURPOSE:** TM2019-002 & PUD2019-001

**LOCATION:** 11 Hill Circle

**DEVELOPMENT PROPOSAL:** 37 private residential lot subdivision of existing ~7.5 ac vacant site located FEMA zones AE and X.

**RECOMMENDATION:** Approved

**SWDS CATEGORY:** Priority Project (>10 lot subdivision)

**SWDS THRESHOLD:** Requirements 1-4 and 100-yr peak

**NDPES CATEGORY:** High Priority (SWPPP)

**TENTATIVE MAP:** The developer has submitted a Tentative Map to create thirty-seven (37) residential lots. The map, as presented, has been found to be consistent with existing record information and the Subdivision Ordinance, Chapter 31 of the Salinas Municipal Code (SMC). The following conditions must be addressed prior to recordation of the final map.

1. Project Description – Pursuant to SMC Section 31-903.4, private streets shall provide a permanent maintenance agreement (e.g. maintenance district) to ensure future maintenance. The project description shall identify the means the project will pursue to secure future maintenance of its facilities, including but not limited to common areas, walls, streets, paths, bioretention basins, culverts and water ways.
2. Boundary & Final Map – A final map, prepared by a California licensed land surveyor or civil engineer authorized to practice land surveying, shall conform with SMC Sections 31-402 through 31-402.8. More specifically, the final map must include the following:
  - a. The applicant shall indicate if multiple final maps are proposed to complete the tentative map improvements.
  - b. All survey and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines appearing thereon shall be shown, including bearings and distances of straight lines, radii and arch length or chord bearings and length for all curves and any information which may be necessary to determinate the location of the centers of curves, and ties to existing monuments used to establish the subdivision boundaries.
  - c. Traverse calculations shall be required for review of a Final Map.
  - d. The location and description of all existing and proposed monuments shall be shown. All untagged monuments used for control or accepted as corners should be tagged by the preparer. Standard city monuments shall be set at the street centerline intersections, beginning and end of curbs or intersections of tangents and at location as required by the City Engineer.

- e. The map shall be legible, and care must be taken to clean overlapping text.
  - f. Each sheet shall have a title showing the subdivision name and location and space provided for the tract number.
  - g. The cover sheet shall include the owner's statement, trustee's certificate, if needed, surveyor's statement, City Engineer's statement, City Surveyor's certificate, Planning Manager certificate, City Clerk's certificate and County Recorder's statement in accordance with the Subdivision Map Act and SMC.
  - h. The names of all streets, alleys or highways within or adjoining the subdivision shall be shown.
  - i. All easements of record shall be shown on the map, together with the name of the grantee and sufficient recording data to identify the conveyance, such as document number and date or book and page of official records. The sidelines of all easements of record shall be shown by dashed lines on the final map with the widths, lengths and bearings of record.
  - j. Easements not disclosed by the records in the office of the County Recorder and found by the surveyor to be existing, shall be specifically designated on the map, identifying the apparent dominant tenements for which the easements were created.
  - k. According to the title report, an existing avigation easement agreement affects the subject property. While there isn't anything to plot on the map, a note should be added to the Final Map regarding the effect of the easement and rights waived by current and future owners as detailed in Instrument Number 2008-034027.
3. Reports and Documents – In accordance with SMC Section 31-402.5, the following reports and documents must be submitted for review and approval prior to approval of the Final Map and issuance of a grading permit.
- a. FEMA Floodplain – The area shown as floodplain does not follow the Flood Insurance Rate Map (FIRM). The applicant must provide the information as presented by FEMA. References to the must to made to SFHA zones and FIRM panel(s).
  - b. Wetlands and Riparian Areas - Provide reference information for the wetland areas as defined by the US Fish and Wildlife Service, National Wetlands Inventory, attached.
  - c. Biological Report – The plans shall be revised to include references to the various biological reports and define the existing and proposed riparian areas. Areas that will be impacted by the proposed development shall be shown mitigated on the biological report and exhibit. Improvement plans shall include ESA fencing to be required around riparian areas.
  - d. Soils Report – Prior to issuance of a grading/building permit, the project shall provide an updated soils report. Soils report shall be consistent with the proposed improvements and shall include infiltration rates for any proposed infiltration or bioretention facilities. Infiltration testing shall be measured at the design depth for the SCMs.
  - e. Traffic Study – A Traffic Impact Analysis (TIA) was prepared in 2004 by DKS Associates for the Los Laureles Senior Housing Development proposal at this site. The conclusion of that study no longer applies as this is a different type of development. Traffic impact fees will be assessed in accordance with the city's Traffic Fee Ordinance for single family homes. No additional traffic study is required.

- f. Hydrology and Hydraulic Calculations – Project engineer shall prepare a hydrology and hydraulic report showing the proposed piping and inlets meet the capacity requirements as specified in the city design standards.
- g. Sanitary Sewer Impact Calculations – The project engineer shall provide sanitary sewer flow calculations for the proposed piping along with sewer capacity calculation based on measured flows of the system in the immediate vicinity to verify capacity of the existing system with the added flow.
- h. Organizational Documents – Any proposed declarations, covenants, conditions, and restrictions, and all other organizational document for the subdivision in a form as prescribed by Section 4200 et seq. of the Civil Code. All documents shall be subject to review by the City Engineer, City Planner and City Attorney.
- i. Addressing Plan - The Final Map and improvement plans shall clearly identify the proposed streets as private streets. A list of potential street names and addresses shall be provided on an addressing plan, maximum size 8-1/2x14. Address number designations will be processed following recordation of the final map and prior to the issuance of any building permits.
- j. Engineer's Estimate – Project Engineer shall provide an Engineer's cost estimate for all construction encompassed on the improvement plans.

**SITE PLAN REVIEW:** Development Review Submittal prepared Hanna-Brunetti, dated October 2020 and Preliminary Stormwater Control Plan, dated October 2020. Improvement plans for construction shall be prepared in accordance with the City of Salinas Design Standards. The following comments shall be incorporated into the improvement plans:

- 1. Site Plan – The site plan shall clearly denote/show the following information:
  - a. Providing parking along the front of Lots 24-26, is not consistent with the zoning code and city standards. Staff recommends changing the orientation to these homes to face the creek, if parking is required. View fencing may be allowed if the appropriate deed restrictions are placed to not allow change of and to perpetually maintain the view fencing.
  - b. The site plan must clearly delineate red curbs and provide signage indicate roadways are fire lanes and no parking is allowed outside of designated parking areas.
- 2. Grading and Drainage Plan – Staff acknowledges that a mass grading permit was issued in 2008 for the previous development proposal. The grading plan shall be revised to correctly denote the following information:
  - a. Permeable surfaces on sloped roadways will require benched construction of the subsurface.
  - b. A roadway cross slope greater than 2% is not recommended. Cross slopes greater than 5% are not allowed.
  - c. A shoulder is recommended to support a roadway on a fill slope.
  - d. Adjust grading as required to not disturb the existing top of bank or creek and to limit grading within the 30-foot setback to the top of bank.
  - e. Pursuant to Section 31-902.3, stormwater basins shall be designed and landscaped to appear as natural or other aesthetically interesting feature.
  - f. Plan shall include plan and profile sheet for proposed roadways.
  - g. Plans shall include contours in intervals in accordance with the City Design Standards.
  - h. Plans shall include earthwork calculations and sections to clearly illustrated the proposed grading.

- i. Construction of site retaining walls shall require a building permit if 4-ft or greater, measure from the base of the foundation to the top of the wall.
  - j. Tops and toes of cut and fill slopes shall be set back from property boundary and structures in accordance with City Design Standards, Figure 4 or as recommended by project geotechnical report.
3. Utility Plan – Update the utility plan to include the following:
    - a. Pursuant to Section 31-902.6.1, all utilities shall be placed underground, including transformers.
    - b. The project shall provide a minimum of 6 signs in the vicinity of the ditch indicating “NO DUMPING VIOLATORS WILL BE PROSECUTED – NO TIRAR BASURA, LOS VIOLADORES SERAN MULTADOS – SALINAS CITY CODE SCC 14-18, 29-9”.
    - c. The project shall provide bilingual inlet markers at all inlets indicating “NO DUMPING DRAINS TO BAY”.
  4. Erosion Control Plan – Update the plan to include the following:
    - a. Provide inspection requirements for LID features.
    - b. Provide draft SWPPP for review and approval prior to NOI submittal to SMARTS.
    - c. Any areas disturbed must be landscaped or stabilized with a native hydroseeding mix.
  5. Stormwater Control Plan – The final report shall be updated to provide consistent information and to address the following comments.
    - a. Prior to issuance of a grading/building permit, updated geotechnical reports shall be provide with infiltration testing at the design depths.
    - b. Revise the time of concentration to 15 minutes minimum per city standards and review if this is adequate for DMA F.
    - c. SCM Sizing Calculator – Change landscape area to “replaced”.
    - d. SCM Sizing Calculator – Change the safety factor for the bioretention to 2.
    - e. Prior to issuance of a grading permit, maintenance plan for each of the propose SCMs shall be provided.
    - f. The project shall provide a sample deed restriction which will limit impervious areas for each lot consistent with the impervious areas assumed mitigated in the stormwater control plan. The stormwater control plan must clearly specify the impervious areas assumed for each lot.
  6. Public Improvements: Public improvements required of this development shall include, but are not limited to:
    - a. Constructing standard public improvements along the site’s Hill Circle, North Madeira Avenue, and East Laurel Drive frontages conforming to City Resolution No. 12963 (N.C.S.)
    - b. Constructing new commercial driveway approaches with 4-foot ADA bypass behind ramps per the City’s most current standards.
    - c. Reconstructing existing non-compliant pedestrian ramps at the Madeira Street / Hill Circle intersection per the latest CALTRANS standards.
    - d. Constructing curb, gutter and sidewalk where none currently exists along Hill Circle.
    - e. Installing two streetlights on East Laurel Drive and one streetlight at the Hill Circle cul-de-sac, per City standards.
    - f. Reconstructing all non-standard sidewalks to City standards along E Laurel Drive and Hill Circle to connect to the existing concrete sidewalk.
    - g. Installing landscaping and street trees along all street frontages (and within the site).

- h. Constructing a 8-ft masonry landscape wall along the East Laurel Drive frontage of lots 6 through 11. The remaining property from the wall to the edge of new sidewalk shall be landscaped with three tiers of planting, groundcover, shrubs and trees.
  - i. Landscaping and irrigation shall extend a minimum of 10-ft behind the sidewalk along the entire frontage of East Laurel Drive and North Madeira Ave. Landscaping shall include three tiers of planting; groundcover, shrubs and trees.
  - j. Landscaping near the area of the ditch shall be consistent with riparian habitat and approved by the project biologist.
  - k. Place a guardrail 8-ft behind the face of curb along East Laurel Drive in the area of the ditch.
  - l. New street pavement design shall be based upon the "R" value of the subgrade and the standard traffic index (TI) noted in Section 31-903.5 of the Salinas Subdivision Ordinance. A minimum TI of 7 shall be used for Hill Street cul-de-sac.
  - m. Adding a stop sign and crosswalk at Hill Cir and N Madeira Ave.
  - n. Curbs at the cul-da-sac shall be painted red and marked, "FIRE LANE – NO PARKING".
7. Pursuant to SMC Section 31-315, a subdivider may request an exception to any regulation or requirement included in this chapter, consistent with the procedures and findings of Sections 31-315.1, 31-315.2 and 31-315.3. The project proposed a deviation from the requirement for sidewalk along both sides of the proposed streets. Given the confined dimensions of the project, narrow roadways and steep terrain, staff has no objections with the proposed trail system which connects the project to N Madeira Ave to the west and E Laurel Dr to the east in lieu of the sidewalks.
8. Development Impact Fees – Based on the updated information provided with the revised submittal package dated October 2020, the proposed homes are assumed to be 3-bedroom single family homes. Development impact fees for a 37-lot subdivision are estimated at \$567,785. Fees are adjusted annually. Development impact fees are assessed prior to building permit issuance. See attached worksheet.

*Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees, and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.*

**CITY OF SALINAS**

Reviewed By:



**Adriana Robles, PE, CFM**  
Senior Civil Engineer/Interim City Engineer  
adrianar@ci.salinas.ca.us  
(831) 758-7194

DEVELOPMENT FEES			
RESIDENTIAL UNITS (2019-2020)			
Address:	11 Hill Cir	Permit #:	Estimate Only
Date:	9/3/2020	No. of Units:	37
<b>1. STREET TREE FEE</b>			
0	Street Frontage (LF) multiplier (per 60' frontage) \$353:	\$ -	
TOTAL STREET TREE FEE DUE:		\$ -	2304.00.0000-56.5110
<b>2. PUBLIC UTILITY IMPACT FEE</b>			
	No. Bedroom Credit	Total Bedrooms: 111	Assumes 3 bedroom units.
		Net New Bedrooms: 111	
		Fee Per Bedroom: \$ 547.00	
TOTAL SANITARY SEWER FEE DUE:		\$ 60,717.00	2301.00.0000-56.5120
		Fee Per Bedroom: \$ 586.00	
TOTAL STORM DRAIN FEE DUE:		\$ 65,046.00	2301.00.0000-56.5130
<b>3. PARK FEE</b>			
		Fee Per Bedroom: \$ 1,004.00	
TOTAL PARK FEE DUE:		\$ 111,444.00	2302.00.0000-56.5140
<b>4. TRAFFIC IMPACT FEE</b>			
0	Existing Trip Rate	Trip Rate Per Unit: 10	
		Net Trips: 370	SFR 10 trips/unit
		Fee Per Trip (\$390/\$564 FGA): \$ 390.00	
TOTAL TRAFFIC IMPACT FEE DUE:		\$ 144,300.00	2306.00.0000-56.5150
<b>5. REGIONAL DEVELOPMENT IMPACT FEE</b>			
Fee assessed by the Transportation Agency for Monterey County		\$ 38,441.06	Per attached TAMC worksheet. 8809.81.8157-57.8640
<b>6. PUBLIC FACILITIES IMPACT FEES</b>			
FIRE IMPACT FEE:		Fee Per Dwelling Unit: \$ 317.00	Use \$308.51/DU for MFRs
		\$ 11,729.00	2307.00.0000-56.5160
POLICE IMPACT FEE:		Fee Per Dwelling Unit: \$ 1,742.53	
		\$ 64,473.61	2308.00.0000-56.5160
LIBRARY IMPACT FEE:		Fee Per Dwelling Unit: \$ 1,241.39	
		\$ 45,931.43	2303.00.0000-56.5160
RECREATION IMPACT FEE:		Fee Per Dwelling Unit: \$ 689.26	
		\$ 25,502.62	2302.00.0000-56.5160
TOTAL DEVELOPMENT FEES DUE:		\$	567,584.72

Effective: July 1, 2019

Valid through: June 30, 2020



## Regional Development Impact Fees

### Fee Calculation Worksheet

Last updated October 1, 2018

**Project Name:**

**Date:**

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1 Single-Family (Low Income)	\$1,909.92	37	\$70,667.04
2	\$0.00		\$0.00
3	\$0.00		\$0.00
4	\$0.00		\$0.00
5	\$0.00		\$0.00
Calculate by Fee per Trip (Only use for appeals)	\$346		\$0.00
Subtotal:			\$70,667.04
Apply discount:	45.60%		\$32,225.98
Apply credits:			\$0.00
Total Regional Fee:			\$38,441.06

Airport Comments on PUD 2019-001 and TM 2019-002 (11 Hill Circle) received on June 12, 2019

1. As a condition of the CUP approval the applicant must file with the FAA form 7460-1, Notice of Proposed Construction or Alteration. The aeronautical study must have a Determination of No Hazard to Air Navigation and the structure(s) would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Further, the application must comply with any conditions imposed by the FAA.  
(<https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273>).
2. The Airport recommends a Grant of Aviation Easement Agreement for the associated parcel be secured and recorded.
3. The parcel is located on the extended centerline for Runway 13/31 and will experience noise exposure from over-flight aircraft. A portion of the parcel is located within 55 CNEL (Community Noise Equivalent Level) contour as depicted in the Year 2000 CNEL Noise Contour exhibit in the Salinas Municipal Airport Land Use Plan. The development should be developed to accommodate and be resilient to over-flight noise exposure. The developer should engineer the development to accommodate 55 Community Noise Equivalent Level (CNEL) as per the Salinas Municipal Airport Land Use Plan or the General Plan, which ever provides greater protection.



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901

\* Tel. (831) 758-7206 \* Fax (831) 758-7215

### **Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 Exhibit "D-1" Revised Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002 dated March 9, 2021**

Exhibit "D-1" Revised Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002 dated March 9, 2021 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "D-1" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.



City of Salinas  
Permit Services

# Request for Plan Check Extension Permit Extension or Reinstatement

FORM  
**PS-105.5**  
March 2021

This form shall be completed to request an extension of time for a Plan Check Extensions, Building Permit Extensions or Permit Reinstatements.  
A separate form is required for each building permit. Print legibly or type.

## I. GENERAL PROJECT INFORMATION

Project Address: **11 Hill Circle**

Permit / Plan Check Number: **B22-0016**

Type of Permit: **Residential**

Current Expiration Date: **4/25**

Permit Issue Date (if applicable): **N/A**

I hereby request a permit extension due to the following:

**On February 8, 2025 I was in a serious car crash on HWY 68. I spent approx 10 days in the hospital in Salinas and was then transferred to Valley Medical Center in S.J. CA. I was released on March 18. and am continuing to recover at home. I have just restarted to slowly work. I want to complete this project please consider my extension. Regards John Filighera**

## II. APPLICANT INFORMATION

Applicant's Name: **U4Ric Investments - John Filighera** Check one ☒ Property Owner ☐ Permit Holder

Address: **484 B Washington St #320** City: **Salinas** State: **CA**

Email: **jfc@cruzio.com** Telephone: **831 645-1000** Date: **March 27, 2025**

### CITY STAFF USE ONLY

#### APPROVED

- ☐ The utilization for the subject permit has been extended to
- ☐ This is the final extension and, if the final inspection approval has not been obtained by [date], a new permit must be obtained to complete the work unless the permit qualifies for a *completion of work or final only*. See section C below.

#### DENIED

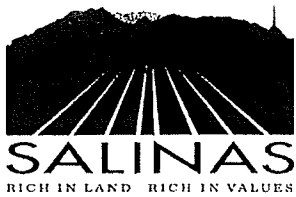
- ☐ There has been a significant change in the regulations applicable to the site since the date the permit was issued;
- ☐ The additional extension is not in the public interest; or
- ☐ Circumstances were not beyond the control of the applicant that would prevent the authorized work from proceeding.
- ☐ Other:



Staff Name:

Signature:

Date:



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

April 10, 2023

John Filighera & Associates, Inc.  
484 B. Washington St. #320  
Monterey, CA 93940

**RE: TIME EXTENSION (TE 2023-003) TO PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002; A REQUEST TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH ALTERNATIVE DEVELOPMENT STANDARDS AND SUBDIVIDE A 7.74-ACRE LOT INTO 37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE RESIDENTIAL – LOW DENSITY - AIRPORT OVERLAY – FLOOD OVERLAY (R-L-5.5 – AR - F) ZONING DISTRICT**

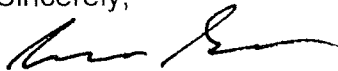
Dear Mr. Filighera:

This correspondence responds to your e-mail request received on April 6, 2023, requesting a one (1) year time extension to Planned Unit Development Permit 2019-001 (PUD 2019-001) and Tentative Map 2019-002 (TM 2019-002) a request to develop 37 detached single-family dwelling units with alternative development standards and subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at the above referenced address. Reference is made to allow additional time to work with the California Department of Fish and Wildlife (formerly Department of Fish and Game) to clarify the requirement for a Streambed Alteration Agreement for the project.

The Community Development Department has reviewed the request for a time extension and has determined that there is sufficient evidence that substantial action has been commenced to carry out the terms and intent of the PUD and the TM pursuant to Zoning Code Section 37-60.1050(a)(3), based on the following: that because of the work in clarifying the requirements for a Streambed Alteration Agreement for the project with the California Department of Fish and Wildlife, the City Planner has determined that substantial action has been commenced to carry out the terms and intent of PUD 2019-001 and TM 2019-002.

PUD 2019-001 and TM 2019-002 were approved by the City Council on April 13, 2021 and would have expired on April 13, 2023. Please be advised that the PUD and TM have been extended an additional one (1) year and the new expiration date shall be **April 13, 2024**. All remaining terms, requirements, and conditions of PUD 2019-001 and TM 2019-002 remain in full force and effect. Please acknowledge your acceptance of this Time Extension by signing the enclosed copy of this letter and returning it to our office. If I can be of further assistance, please call me at (831) 758-7206.

Sincerely,

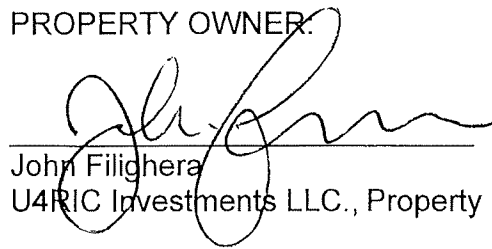


Courtney Grossman  
Planning Manager

*This Time Extension to PUD 2019-001 and TM 2019-002 is hereby acknowledged and accepted:*

Dated: 7/25/23

PROPERTY OWNER:



John Filighera  
U4RIC Investments LLC., Property Owner

c: *PUD 2019-001 and TM 2019-002 files*

Attachment: e-mailed Time Extension request from John Filighera received on April 6, 2023

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\TE 2023-003\TE 2023-003.doc

## Thomas Wiles

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**From:** jfa@cruzio.com  
**Sent:** Thursday, April 6, 2023 2:46 PM  
**To:** Thomas Wiles  
**Subject:** extension of permit

To whom it may concern,  
Please extend my permit for another year as the Fish and Wildlife Department figures out if they need a streambed alteration agreement. I have been working with the Fish and Wildlife Department for several months now and hope to have this resolved in the next couple of months. Thank you for your time,  
I will send the credit card information in a separate email  
John Filighera, Broker  
John Filighera & Associates, Inc.  
484 B. Washington St #320  
Monterey, Ca 93940  
ph. 831-645-1000  
fax 831-855-1325  
[jfa@cruzio.com](mailto:jfa@cruzio.com)  
License #00760494  
NMLS #236145





## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

April 19, 2024

John Filighera & Associates, Inc.  
484 B. Washington St. #320  
Monterey, CA 93940

**RE: TIME EXTENSION (TE 2024-003) TO PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002; A REQUEST TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH ALTERNATIVE DEVELOPMENT STANDARDS AND SUBDIVIDE A 7.74-ACRE LOT INTO 37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE RESIDENTIAL – LOW DENSITY - AIRPORT OVERLAY – FLOOD OVERLAY (R-L-5.5 – AR - F) ZONING DISTRICT**

Dear Mr. Filighera:

This correspondence responds to your e-mail request received on April 12, 2024, requesting a second one (1) year time extension to Planned Unit Development Permit 2019-001 (PUD 2019-001) and Tentative Map 2019-002 (TM 2019-002) a request to develop 37 detached single-family dwelling units with alternative development standards and subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at the above referenced address. Reference is made to allow additional time to work with the California Department of Fish and Wildlife (formerly Department of Fish and Game) to clarify the requirement for a Streambed Alteration Agreement for the project. In addition, additional time is required to finalize the sewer upgrade agreement, redesign the retaining wall package and engineering design, obtaining a grading and stockpile permit, and to obtain additional financing.

The Community Development Department has reviewed the request for a time extension and has determined that there is sufficient evidence that substantial action has been commenced to carry out the terms and intent of the PUD and the TM pursuant to Zoning Code Section 37-60.1050(a)(3), based on the following: that because of the work in clarifying the requirements for a Streambed Alteration Agreement for the project with the California Department of Fish and Wildlife, finalize the sewer upgrade agreement, redesign the retaining wall package and engineering design, obtaining a grading and stockpile permit, and to obtain additional financing the City Planner has determined that substantial action has been commenced to carry out the terms and intent of PUD 2019-001 and TM 2019-002.

PUD 2019-001 and TM 2019-002 were approved by the City Council on April 13, 2021 and would have originally expired on April 13, 2023. However, on April 10, 2023, a one (1) year time extension was approved which extended the expiration date to April 13, 2024. Please be advised that the PUD and TM have been extended an additional one (1) year and the new expiration date shall be **April 13, 2025**. All remaining terms, requirements, and conditions of PUD 2019-001 and TM 2019-002 remain in full force and effect. Please acknowledge your



acceptance of this Time Extension by signing the enclosed copy of this letter and returning it to our office. If I can be of further assistance, please call me at (831) 758-7206.

Sincerely,



Courtney Grossman  
Planning Manager

*This Second Time Extension to PUD 2019-001 and TM 2019-002 is hereby acknowledged and accepted:*

PROPERTY OWNER:

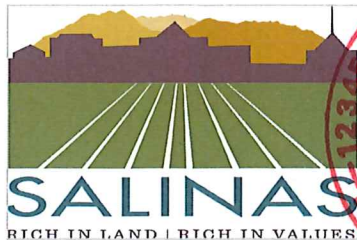
Dated: \_\_\_\_\_

\_\_\_\_\_  
John Filighera  
U4RIC Investments LLC., Property Owner

c: *PUD 2019-001 and TM 2019-002 files*

Attachment: e-mailed Time Extension request from John Filighera received on April 12, 2024

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\TE 2024-003\TE 2024-003.doc



Received  
APR 2024  
Current  
Planning

**Request for Plan Check Extension  
Permit Extension  
Permit Reinstatement**

**FORM  
PS-105.5**

This form shall be completed to request an extension of time for a Plan Check, Building Permit, or Reinstatement.  
A separate form is required for each building permit. Print legibly or type.

**I. GENERAL INFORMATION**

Project Address: 11 Hill Circle	Permit Number: PUD 2019 - 001 and TM 2019 - 002	
Type of Permit: PUD and TM	Expired Date: 4/14/24	Issued:

**I hereby request an extension due to the following explanation as to why I could not perform the task within the required timeframe:**

Working to finalize sewer upgrade agreement, flow rates received 3/11/24. Redesigning the retaining wall package and engineering design to save money, will submit a revision. Working towards a grading and stockpile permit to start trucking dirt, will submit. Finalized housing costs over the last few months. We are 80% funded as of now and are finalizing the last round. We are tracking the last few items in the meeting minutes 3/13/24.

**If requesting a 2nd extension, fill out and provide documentation verifying the following:**

- 1) There has not been a significant change in regulations applicable to the site since the date the permit was issued;
- 2) The additional extension is in the public's interest
- 3) Circumstances beyond the control of the applicant prevented the authorized work from proceeding.

**II. APPLICANT INFORMATION**

Name: U4RIC Investments, LLC		
Address: 187 Eldorado St, Suite B	City: Monterey	State: Ca
Email: jfa@cruzio.com	Phone: 831-818-8920	Date: 4/12/2024

**CITY STAFF USE ONLY BELOW**

**APPROVED**

\_\_\_\_\_ The utilization for the subject permit/plan check has been extended to: \_\_\_\_\_  
\_\_\_\_\_ This is the final extension and, if the final inspection approval has not been obtained by this date, a new permit must be obtained to complete the work unless the permit qualifies for a completion of work or final only.

**DENIED**

\_\_\_\_\_ This permit has already been granted all authorized extensions.  
\_\_\_\_\_ There has been a significant change in the regulations since the date the permit was issued/applied for.  
\_\_\_\_\_ Circumstances were not beyond the control of the applicant that would prevent the authorized work from proceeding and is not in the public's best interest.

**REINSTATEMENT**

*The subject permit is expired, however, it qualifies for either a completion of work.*

\_\_\_\_\_ Completion of Work (Single Dwelling Unit / Duplex or Townhouse Only / Combination Permit)  
\_\_\_\_\_ Final Only (Stand alone mechanical, plumbing, electrical and fire permits are not eligible for final only permits.  
A new permit application is required for review and approval. This new application must comply with all applicable fees and regulations in effect on the date the new application is filed.

Staff Name:	Signature:	Date:
-------------	------------	-------



## Legislation Text

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**File #: ID#25-222, Version: 1**

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**Conditional Use Permit 2022-053; A 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**

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.



## **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**

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

			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	<b>Compliant*.</b> 31.6% (929 square feet of landscaping/ 2,935 square foot parking lot area)  <b>*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.</b>
Driveway Width – Maximum (feet)	40 feet	N/A; vacant lot	<b>Compliant.</b> 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	<b>Compliant.</b> 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

I:\ComDev\Planning Share Space\Conditional Use Permits\2022 CUP's\CUP 2022-053 - 219 W. Market St\PC\CUP 2022-053 PC Staff Report.docx

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2025-\_\_**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT 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 LOT LOCATED AT 219 WEST  
MARKET STREET IN THE MAF (MIXED ARTERIAL FRONTAGE) ZONING  
DISTRICT (CUP 2022-053)**

**WHEREAS**, on September 21, 2022, David Elliott, Applicant and Architect, on behalf of Rafael Terrazas, Property Owner submitted a Conditional Use Permit to the Community Development Department requesting approval 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 (Assessor's Parcel Number 002-151-005-000), which is known as Conditional Use Permit 2022-053); and

**WHEREAS**, during the process of Conditional Use Permit 2022-053, approximately eight (8) review cycles occurred consisting of review comments and resubmittals; and

**WHEREAS**, on May 19, 2025, a Notice of Intent to Approve Conditional Use Permit 2024-034 was mailed to all property owners located within 300-feet of the subject property; and

**WHEREAS**, on May 29, 2025, a protest email was received by the Community Development Department during the Notice of Intent to Approve 10- day period; and

**WHEREAS**, on June 18, 2025, the Salinas Planning Commission, held a duly noticed public hearing to consider Conditional Use Permit 2022-053; and

**WHEREAS**, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review.

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Planning Commission that the Commission finds the project to be Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2022-053; and

**BE IT FURTHER RESOLVED** that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

- 1. The project has been found to be Exempt pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines.***

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development) of the CEQA Guidelines. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities

and public services. Furthermore, the project is exempt because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment where it can be seen that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**2. *The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;***

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 buildings and is not expected to be in conflict with the surrounding neighborhood.

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 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 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. Main entry is 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).

The project is consistent with mixed use design standards contained in Section 37-30.280. An eight-foot-high solid wall shall be 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**

<b>Development Regulation</b>	<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>
Use Classification		None	Minor Vehicle Repair subject to CUP
Lot Size – Minimum (square feet)	7,500 square feet	9,022.5 square feet	<b>Compliant.</b> 9,022.5 square feet
Lot Width – Minimum (feet)	50 feet	50 feet	<b>Compliant.</b> 50 feet
Lot Depth – Minimum (feet)	100 feet	180.45 feet	<b>Compliant.</b> 180.45 feet
Lot Frontage – Minimum (feet)	50 feet	50 feet	<b>Compliant.</b> 50 feet
Front Yard – Minimum (feet)	0 feet	N/A; vacant lot	<b>Compliant.</b> 4 feet
Interior Side Yard – Minimum (feet)	0 feet	N/A; vacant lot	<b>Compliant.</b> 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	<b>Compliant.</b> 95.42 feet
Height – Maximum (feet)	65 feet	N/A; vacant lot	<b>Compliant.</b> 19.5 feet
FAR – Maximum	1.0	N/A; vacant lot	<b>Compliant.</b> .18
Landscaping – Minimum (Percent of Lot Area)	5%	N/A; vacant lot	<b>Compliant.</b> 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	<b>Compliant*.</b> 31.6% (929 square feet of landscaping/ 2,935 square foot parking lot area)  <b>*The project provides more than</b>

			<b>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.</b>
Driveway Width – Maximum (feet)	40 feet	N/A; vacant lot	<b>Compliant.</b> 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	<b>Compliant.</b> 7 parking spaces (1,642 square feet of building area / 250= 6.56, rounded up to 7 per Zoning Code)

This Conditional Use Permit requests Alternative Means of Compliance for Landscaping in respect with Zoning Code Section 37-50.690(i). 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.

**3. *The proposed location of the conditional use and the proposed conditions under***

*which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and*

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.

**4. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.***

Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires an eight-foot-high solid wall shall be required along the southerly property line of subject lot in the MAF district that abuts the R-M-2.9 district.

**PASSED AND APPROVED** this 18th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on June 18,

2025, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

\_\_\_\_\_  
Courtney Grossman  
Secretary



When recorded, return to:

CITY OF SALINAS  
Community Development Department  
65 West Alisal Street, Salinas, CA 93901  
Attn: Bobby Latino, Associate Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

## **CONDITIONAL USE PERMIT NO. 2022-053**

### **City of Salinas**

### **Community Development Department**

**WHEREAS**, the Salinas Planning Commission, at a public hearing duly noticed and held on June 18, 2025, found that the proposed location of the use and structure and the proposed conditions under which it would be operated and maintained will be in accordance with the objectives of the Salinas General Plan, the Salinas Zoning Code, and the purposes of the district in which the site is located; that the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and that the proposed conditional use complies with the provisions of this Zoning Code, including any specific conditions required for the proposed use; and that this conditional use has been evaluated in accordance with the California Environmental Quality Act, as amended; and is considered Exempt from the California Environmental Quality Act.

**NOW, THEREFORE**, the Salinas Planning Commission hereby grants and issues Conditional Use Permit No. 2022-053 pursuant to *Article VI, Division 8: Conditional Use Permits*, of Chapter 37 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

<b>ISSUED TO PROPERTY OWNER:</b>	Rafael Terrazas
<b>FOR USE:</b>	Construct a 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for landscaping, and related site improvements.
<b>ON PROPERTY LOCATED AT:</b>	219 West Market Street
<b>ASSESSOR'S PARCEL NO.:</b>	002-151-055-000

**ZONING DISTRICT:**

MAF (Mixed Arterial Frontage)

**ENVIRONMENTAL REVIEW ACTION & DATE:** Exempt from the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development) on June 18, 2025.

**EXPIRATION DATE:** None, once properly established, unless the subject Minor Vehicle Repair use ceases operation for a continuous period of six (6) months or more.

**RIGHT TO OPERATE/DEVELOP**

1. The Permittee shall have the right to construct and operate 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 the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

**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**

**LIMITATIONS ON USE**

2. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
3. No outdoor repairs, servicing, storage, display, or sale of merchandise of any kind shall be permitted.
4. The project shall comply with the Zoning Code Performance Standards per Section 37-50.180.
5. The City Planner may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The City Planner may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.

6. If the subject Minor Vehicle Repair use ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.

## **NPDES REQUIREMENTS**

7. The development shall conform to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Control Plan (SWCP) that identifies Stormwater Development Standards (SWDS) Compliance to be incorporated into the project (see attached Exhibit “C” Engineer’s Report dated January 23, 2025).

## **FIRE PROTECTION REQUIREMENTS**

8. All applicable requirements of the Salinas Fire Department and Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.
9. If required, all fire sprinkler apparatus shall be incorporated into the overall site plan and building design. Such apparatus shall be located within building interiors, garages, stairwells, utility areas, trash areas and/or other areas substantially out of the public view. Fire Department connection pipes shall be painted to match the adjacent building.

## **PARKING REQUIREMENTS**

10. A minimum of seven (7) off-street parking spaces shall be provided including one (1) off-street parking space designated for people with disabilities in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting*. Bicycle parking (rack) shall be provided in accordance with Zoning Code Section 37-50.400.
11. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting* of the Salinas City Code.

## **SIGNS**

12. A Sign Permit issued in accordance with *Article V, Division 3: Signs* of the Salinas City Code, shall be required for all signs.
13. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected

by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with *Article 5, Division 3: Signs* of the Salinas Zoning Code, as may be amended from time to time.

## **OUTDOOR LIGHTING**

14. Exterior lighting may be installed in accordance with Zoning Code Section 37-50.480 under the following limitations:
  - a. No floodlighting will be allowed on any structure.
  - b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.
  - c. Prior to the issuance of a Building Permit, the applicant shall submit a detailed lighting plan for review and approval by the Community Development Department.

## **BUILDING MATERIALS AND COLORS**

15. Prior to the issuance of a building permit, the materials and colors shall be identified on the plans in accordance with the Color Elevations attached as Exhibit “I”.

## **WALL**

16. An eight-foot-high solid wall shall be required along the southerly property line of subject lot in the MAF district that abuts the R-M-2.9 district, details of the wall are shown on Exhibit “E”.

## **LANDSCAPING**

17. Prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the City Planner. Landscaping shall comply with the requirements of the State of California “Model Water Efficient Landscape Ordinance” (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. The landscape and irrigation plans shall include the following:
  - a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
  - b. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon

minimum), and trees (15-gallon minimum).

- c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
- d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
- e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
- f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
- g. Per Zoning Code Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail)
- h. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
- i. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- j. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.
- k. This Conditional Use Permit authorizes Alternative Means of Compliance for Landscaping in respect with Zoning Code Section 37-50.690(i), per the attached Alternative Means of Compliance for Landscaping (Exhibit "K"), the Landscape and Irrigation Plan shall show a minimum of seven (7) trees planted throughout the site, on-site landscaping of 17.5% of the lot size, and parking lot landscaping of 31.6% of the parking area in lieu of the Zoning Code requirement of one tree for every five (5) parking spaces in landscaped islands in the parking area per Section 37-50.690(g)(2)(B).
- l. Plant material shall conform to the following spacing standards:
  - i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;

- ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
  - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants; and
  - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.
- 18. One (1) street tree is required. If the existing improvements or the site cannot accommodate one (1) street tree, the applicant shall pay the street tree impact fee in lieu of the street tree installation per Exhibit "C" Engineer's Report, dated January 23, 2025.

## **RECYCLING AND SOLID WASTE DISPOSAL AREA**

- 19. A recycling and solid waste enclosure shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosure shall be constructed with a six-foot high solid masonry walls and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosure shall match those of the primary structures (example: exterior plaster - stucco). Doors of the enclosure shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure shall match Exhibit "F" Trash Enclosure Details and shown on building plans. Per Exhibit "L" Republic Services Letter, dated October 26, 2023, the City's solid waste service provider has ensured that the recycling and solid waste provisions of the project will meet their service needs.

## **MAINTENANCE**

- 20. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.
- 21. The Applicant, or successor-in-interest, shall eradicate graffiti painted or marked on the facility within seventy-two (72) hours of occurrence pursuant to Municipal Code Section 5-03.19(a)(4).

## **PUBLIC IMPROVEMENTS**

22. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.
23. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

## **UTILITIES/EQUIPMENT SCREENING**

24. All new utility lines shall be placed underground and all new power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping or a screen fence of a design approved by the utility company and the City Planner.
25. All new mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans subject to review and approval by the City Planner.

## **PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS**

26. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain permits or licensing from any county, regional, state or federal agencies. If applicable, a City Business License shall be obtained prior to commencement of use.
27. This Permit may be subject to water and sanitary sewer allocations. The Permittee shall proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

## **MODIFICATION OF APPROVED USE AND PLANS**

28. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

## **VIOLATION; REVOCATION**

29. Use of the property shall be conducted in such a way that it does not constitute a

nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, any violation of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance and/or other applicable laws, regulations or codes. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with *Article VI, Division 18: Enforcement and Penalties* of the Salinas Zoning Code or such codes as may be subsequently adopted.

### **SUBSTANTIAL ACTION TIME LIMIT**

30. This Permit shall expire one year after its effective date unless:
- a. A building permit has been issued and construction diligently pursued;
  - b. A certificate of occupancy has been issued;
  - c. The use is established in conformance with the provisions of the Zoning Code;  
or
  - d. The City Planner determines that substantial action has commenced to carry out the terms and intent of the Conditional Use Permit.

### **PERMIT VALIDATION**

31. Pursuant to Zoning Code Section 37-60.530, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

### **STANDARD CONDITIONS**

32. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
33. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City



shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

34. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
35. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

#### **NOTICE OF CHALLENGE LIMITATIONS**

36. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

### **EXECUTIONS**

**THIS CONDITIONAL USE PERMIT** was approved by action by action of the Salinas Planning Commission on June 18, 2025, and shall become effective on the following date unless appealed to the Planning Commission of the City of Salinas in accordance with Article VI, Division 17: Appeals:

Effective Date: July 1, 2025

\_\_\_\_\_  
Courtney Grossman  
Planning Manager, City of Salinas

(Signatures Listed Below on Page 10 Must Be Notarized)

**THIS CONDITIONAL USE PERMIT** is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Rafael Terrazas  
Property Owner / Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

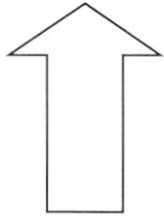
On \_\_\_\_\_ 202\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

I:\ComDev\Planning Share Space\Conditional Use Permits\2022 CUP's\CUP 2022-053 - 219 W. Market St\CUP 2022-053 - 219 W. Market St..docx



**North**

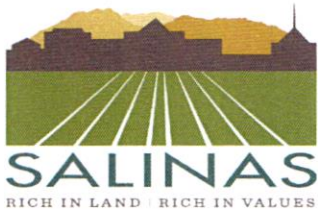
**Vicinity Map**



# **CONDITIONAL USE PERMIT 2022-053**

## **219 West Market Street**

**Exhibit A**



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901  
(831) 758-7251 • (831) 758-7938 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

### PLANNING APPLICATION REVIEW - BUILDING

**Date:** 10/10/2022  
**Application:** CUP2022-053  
**Address:** 219 W MARKET  
**Scope:** 2,550 SF Minor Vehicle Repair building on a vacant lot  
**Contact:** David Elliot  
**Planner:** Robert Latino

1. At the time of building permit application the soils report must be updated to the current code cycle. Currently, the 2019 CBC is adopted. On January 1, 2023, the 2022 CBC will go into effect.

NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

2. Consideration should be given to provide an accessible path of travel to the trash enclosure.

NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

3. Specific Building comments may be generated upon building permit submittal. Building permit shall comply with California Code of Regulations, Title 24.

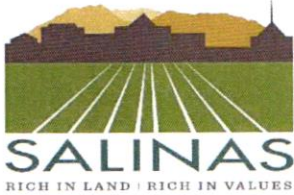
NO RESPONSE REQUIRED

(End of Comments)

Angeline Anzini Sickler  
**City of Salinas**  
**Community Development Department**

**Exhibit** B





# City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • [www.cityofsalinas.org](http://www.cityofsalinas.org)

## ENGINEER'S REPORT

**PURPOSE:** CUP2022-053  
**LOCATION:** 219 Market St  
**APPLICANT:** David Elliott  
**ENGINEER:** Ekundayo Sowunmi

**DATE:** 1/23/2025  
**PLANNER:** Bobby Latino  
**REVIEWER:** Fernando Rizo, QSD  
Assistant Engineer

**DEVELOPMENT PROPOSAL:** New commercial development of tire sales and service.

**RECOMMENDATION:** Revision Required

**SWDS CATEGORY:** Low Priority

**SWDS THRESHOLD:** PR-1 & 2

**NPDES CATEGORY:** Low Priority

**DEVELOPMENT REVIEW:** *Development Review Submittal prepared by David J. Elliott & Associates revision dated March 29, 2024.*

### **DEVELOPMENT IMPACT FEES:**

Development Impact Fees – Development impact fees are estimated at \$43,060. Trip generation for tire store is based on 29 trips per 1000 sf of building. Based on our records, it appears the site has been vacant for over 20 years. No development impact fee credits apply. Fees are assessed and due prior issuance of a building permit.

### **COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE:**

1. Site Plan – No parking shall be allowed withing 20' of street right of way, dimension plans to illustrate compliance.
2. Site Plan – Driveway shall be minimum 24' wide to allow for two-way traffic movement.
3. Site Plan – Trash Enclosure shall conform to City of Salinas Standard Plan 57A and 57B.
4. Utility Plan – Provide utility plan showing sanitary sewer mains and lateral connections. Provide tie-in invert elevations, pipe material, slope and size.
5. Grading & Drainage Plan – Provide final grading and drainage plan showing proposed elevations and drainage patterns.
6. Grading & Drainage Plan - Include full trash capture filter at proposed area drains. Full trash capture filters shall be per the Certified Full Capture System List of Trash Treatment Control Devices.

[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/trash\\_implementation/certified\\_fcsdevicelist\\_16Feb2021.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf)

7. Addressing – Prior to issuance of a building permit, applicant shall provide a complete address change/assignment application and exhibits for processing.

**Exhibit** C

8. NPDES/SWDS Compliance – Applicant shall provide a final Stormwater Control Plan consistent with the 2021 Stormwater Development Standards.
9. SWDS/Stormwater Compliance –Provide water quality treatment (PR-2) calculations. PR-2 requires LID treatment system to retain runoff equal to volume of runoff generated by the 85th percentile 24-hour event.
10. Geotechnical Report – Provide a site-specific geotechnical report which includes infiltration testing at the proposed infiltration depths.
11. Offsite Improvements – An ADA compliant sidewalk is required at all driveways. Indicate if the project provides a 4-foot-wide minimum ADA-compliant sidewalk. If not, applicant shall obtain an encroachment permit to reconstruct the driveway to provide an ADA compliant sidewalk.
12. Offsite Improvements - Identify any sidewalk damage that may cause someone to trip and fall on the sidewalk along your frontage. In accordance with City Resolution No. 4926 and State Code 5610, maintenance of the sidewalk is the responsibility of the property owner.
13. Offsite Improvements – Per City Standards, street trees are required at a maximum of 60-ft spacing based on street frontage. For this property a minimum of one (1) tree is required. If the existing improvements or the site cannot accommodate one street tree, the applicant shall pay the street tree impact fee in lieu of the street tree installation.
14. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit. Property frontage is under Caltrans jurisdiction, an encroachment permit shall be secured with Caltrans at the time of construction.

*Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.*



# DEVELOPMENT FEES

## COMMERCIAL BUILDINGS (2022-2023)

(Including Hotels/Motels/Schools)

Address: 219 Market Street			Permit #: <b>CUP2022-053</b>		
Date: 10/20/22			Bldg. Area: 2,550 sf		
<b>1. STREET TREE FEE:</b>					2304.00.0000-56.5110
50	Street Frontage (LF)	multiplier (per 60' frontage) \$389:	\$	324.17	Not assessed if provided by applicant
TOTAL STREET TREE FEE DUE:			\$	324.17	
<b>2. SANITARY SEWER FEE:</b>					2301.00.0000-56.5120
First 4,000 sf of building area and first 20 F.U. = \$1,995:			\$	1,995.00	Please complete attached Sanitary Sewer Fixture Table.
(20)	Fixture units over 20 x \$21.10 ea:		\$	-	
(1,450)	sq. ft. of building area over 4,000/100 x \$4.95 ea:		\$	-	
TOTAL SANITARY SEWER FEE DUE:			\$	1,995.00	
<b>3. STORM DRAIN FEE:</b>					2301.00.0000-56.5130
9,484	sf property	43,560 sf/acre:		0.218	
		@ \$8,211/acre:	\$	1,787.72	
		(School Rate) @ \$6,548/acre:	\$	-	
TOTAL STORM DRAIN FEE DUE:			\$	1,787.72	
<b>4. TRAFFIC IMPACT FEE:</b>					2306.00.0000-56.5150
Building Square Footage:				2,550	
Use:	848	Divided by 1,000 :		2.550	0.000 0.000
Category:	Tire Store	Trip Rate (TFO):		29	
Trips:				74	0 0
Total Trips:				74	Estimate per 2010 Traffic Improvement Program
@ \$430/trip (\$622/trip in FGA):			\$	31,798.50	
TOTAL TRAFFIC IMPACT FEE DUE:			\$	31,798.50	
<b>5. REGIONAL DEVELOPMENT IMPACT FEE</b>					8809.81.8157-57.8640
Fee assessed by the Transportation Agency for Monterey County			\$	3,648.29	Per TAMC fee schedule
<b>6. PUBLIC FACILITIES IMPACT FEE</b>					
FIRE IMPACT FEE \$590/ksf (Commercial) =			\$	1,504.50	
POLICE IMPACT FEE \$785/ksf (Commercial) =			\$	2,001.75	
TOTAL PUBLIC FACILITIES IMPACT FEE			\$	3,506.25	
<b>TOTAL DEVELOPMENT FEES DUE:</b>			<b>\$</b>	<b>43,059.93</b>	

Effective: July 1, 2022

Valid through: June 30, 2023

# Regional Development Impact Fees

## Fee Calculation Worksheet

Last updated September 1, 2021

**Project Name:**

**Date:**

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

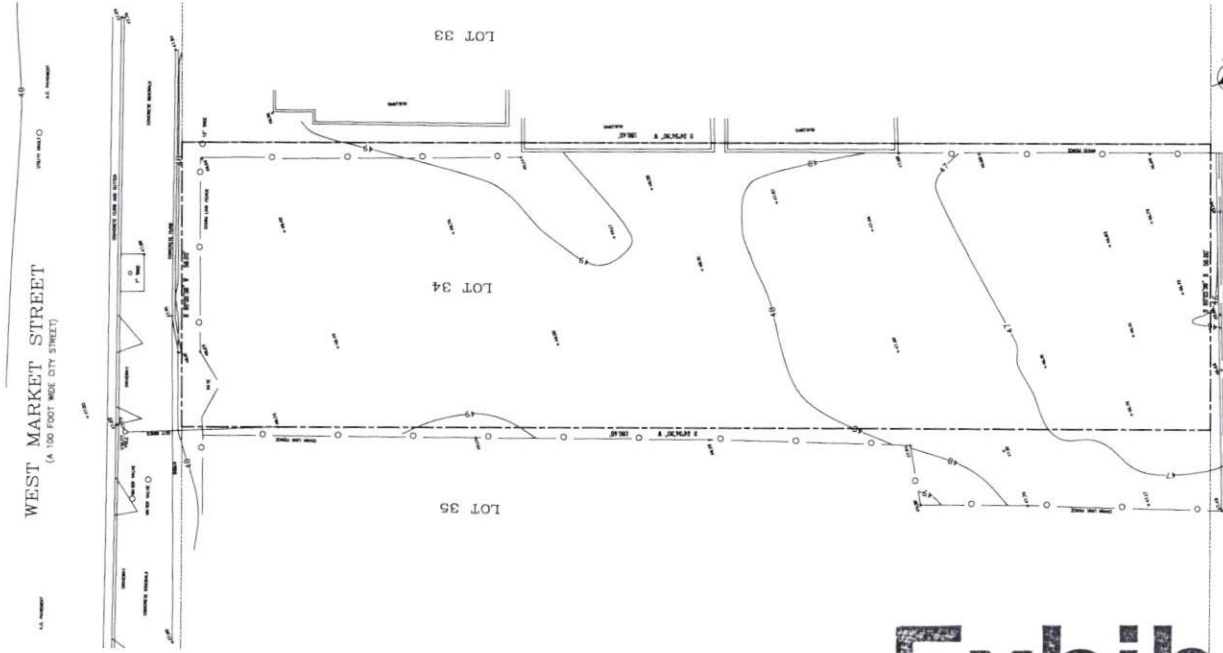
Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees	Infill Fees
1 Tire Store	\$2.63	2,550	\$6,706.74	\$5,700.73
2	\$0.00		\$0.00	\$0.00
3	\$0.00		\$0.00	\$0.00
4	\$0.00		\$0.00	\$0.00
5	\$0.00		\$0.00	\$0.00
Calculate by Fee per Trip (Only use for appeals):	\$379		\$0.00	
Subtotal:			\$6,706.74	\$5,700.73
Apply discount:	45.60%		\$3,058.44	\$2,599.68
Apply credits:			\$0.00	\$0.00
Total Regional Fee:			\$3,648.29	\$3,101.05





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WEST MARKET STREET  
(A 100 FOOT WIDE CITY STREET)

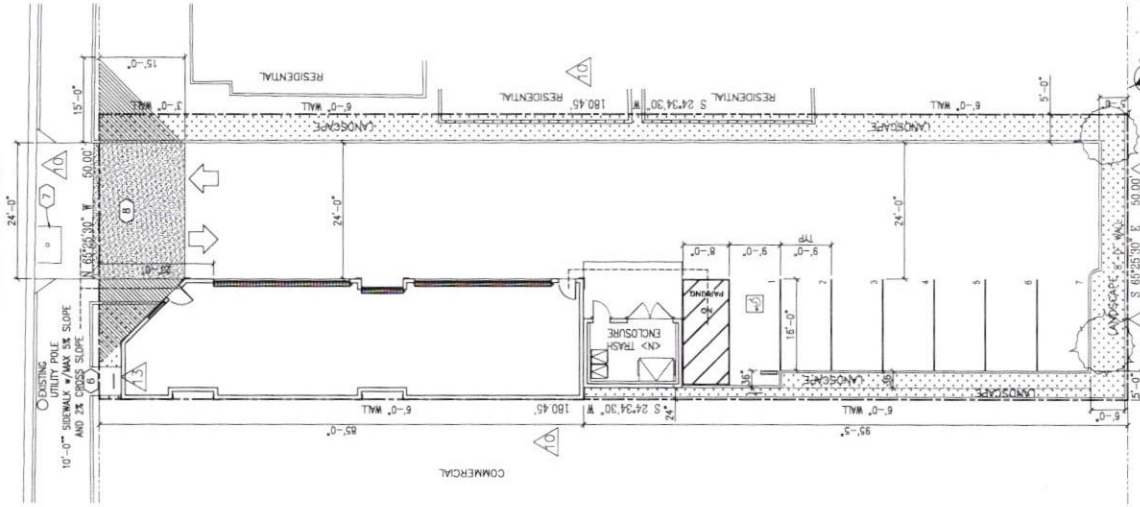


Survey Plan 1"=10'-0"

Parking Calculation

ITEM	USE	AREA (SQ. FT.)	NO. SPACES REQUIRED	PROVIDED
1	RESIDENTIAL	1,342	7	7
2	COMMERCIAL	1,342	7	7
3	TOTAL	2,684	14	14

WEST MARKET STREET



LEGEND

True North Plan North  
Site Plan 1"=10'-0"

Notes

1. EXISTING PANEL
2. GAS METER
3. MAXIMUM SLOPE EACH WAY
4. MAXIMUM SLOPE EACH WAY
5. 2% CROSS SLOPE
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General Notes

1. FRONTAGE IMPROVEMENTS WILL REQUIRE A CALTRANS INCORPORATION PERMIT.
2. THE PERMIT FOR FRONTAGE IMPROVEMENTS WILL BE ISSUED BY THE CALTRANS DISTRICT OFFICE.
3. PROVIDE A MINIMUM OF ONE TREE FOR EVERY FIVE SPACES IN LANDSCAPE.
4. TRASH ENCLOSURES SHALL CONFORM TO CITY OF SALINAS STANDARD PLAN.
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TERRAZAS  
TIRES  
219 W. Market Street  
Salinas, CA 93901

APN: 002-151-005-000

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3	SITE REVISION	08/25/22
4	SITE REVISION	08/25/22
5	COMMUNITY DEVELOPMENT	10/19/22
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7	COMMUNITY DEVELOPMENT	08/07/23
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13	PLANNING REVISION	07/23/25
14	PLANNING REVISION	07/23/25



Issue Date	06.11.21
Drawn By	DJE/RA
Project Number	1923
Sheet Title	Site Plan Survey Plan Notes and Details

Sheet Number A1.1

Exhibit





<p><b>General Notes</b></p> <ol style="list-style-type: none"> <li>1. RECYCLING, ORGANIC, RECYCLING AND SOLID WASTE ENCLOSURE</li> <li>2. INSTRUCTIONS SHALL BE PROVIDED FOR USE OF</li> <li>3. TRASH ENCLOSURE RELOCATED AND GETTING NEW LETTER OF APPROVAL FROM REPUBLIC SERVICES.</li> </ol>	<p><b>Notes</b></p> <p>1. -</p>	<p><b>Planning Architecture</b></p> <p><b>DAVID J. ELLIOTT &amp; ASSOCIATES</b></p> <p>17000 Curtis Lane Suite 100 San Diego, CA 92128 Tel: 619-594-1418 Fax: 619-594-4336 dave@djelliott.com</p>	<p><b>USE PERMIT</b></p> <p><b>TERRAZAS TIRES</b></p> <p>219 W. Market Street Salinas, CA 93901</p> <p>APN: 002-151-005-000</p> <p>Use of these plans and specifications is limited to the project and location shown. Any other use without the written consent of the architect and engineer is prohibited. The architect and engineer shall not be responsible for the construction of the project if the contractor does not follow the specifications and plans.</p>																																												
<p><b>Revisions</b></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COMMUNITY DEVELOPMENT</td> <td>08/04/21</td> </tr> <tr> <td>2</td> <td>COMMUNITY DEVELOPMENT</td> <td>08/04/21</td> </tr> <tr> <td>3</td> <td>SOLID WASTE DISPOSAL</td> <td>08/04/21</td> </tr> <tr> <td>4</td> <td>SITE REVISION</td> <td>08/09/22</td> </tr> <tr> <td>5</td> <td>SITE REVISION</td> <td>08/17/22</td> </tr> <tr> <td>6</td> <td>COMMUNITY DEVELOPMENT</td> <td>10/19/22</td> </tr> <tr> <td>7</td> <td>ENGINEER'S REPORT</td> <td>10/20/22</td> </tr> <tr> <td>8</td> <td>ENGINEER'S REPORT</td> <td>09/07/23</td> </tr> <tr> <td>9</td> <td>ENGINEER'S REPORT</td> <td>10/27/23</td> </tr> <tr> <td>10</td> <td>COMMUNITY DEVELOPMENT</td> <td>10/20/23</td> </tr> <tr> <td>11</td> <td>PLANNING REVISION</td> <td>03/29/24</td> </tr> <tr> <td>12</td> <td>PLANNING REVISION</td> <td>12/23/24</td> </tr> <tr> <td>13</td> <td>PLANNING REVISION</td> <td>01/23/25</td> </tr> <tr> <td>14</td> <td>PLANNING REVISION</td> <td>07/31/25</td> </tr> </tbody> </table>	No.	Description	Date	1	COMMUNITY DEVELOPMENT	08/04/21	2	COMMUNITY DEVELOPMENT	08/04/21	3	SOLID WASTE DISPOSAL	08/04/21	4	SITE REVISION	08/09/22	5	SITE REVISION	08/17/22	6	COMMUNITY DEVELOPMENT	10/19/22	7	ENGINEER'S REPORT	10/20/22	8	ENGINEER'S REPORT	09/07/23	9	ENGINEER'S REPORT	10/27/23	10	COMMUNITY DEVELOPMENT	10/20/23	11	PLANNING REVISION	03/29/24	12	PLANNING REVISION	12/23/24	13	PLANNING REVISION	01/23/25	14	PLANNING REVISION	07/31/25	<p><b>Section 1/4"=1'-0"</b></p> <p>3</p>	<p><b>Cane Bolt Latch Detail 1/4"=1'-0"</b></p> <p>7</p>
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<p><b>North Elevation 1/4"=1'-0"</b></p> <p>12</p> <p>DOORS AND CEMENT PLASTER TO MATCH COLOR OF MAIN BUILDING</p>	<p><b>East Elevation 1/4"=1'-0"</b></p> <p>11</p> <p>CEMENT PLASTER AND COLOR TO MATCH MAIN BUILDING</p>	<p><b>South Elevation 1/4"=1'-0"</b></p> <p>10</p> <p>CEMENT PLASTER AND COLOR TO MATCH MAIN BUILDING</p>																																													
<p><b>West Elevation 1/4"=1'-0"</b></p> <p>9</p> <p>CEMENT PLASTER AND COLOR TO MATCH MAIN BUILDING</p>	<p><b>Floor Plan 1/2"=1'-0"</b></p> <p>1</p>	<p><b>Trash Enclosure Details</b></p> <p>Sheet Title</p> <p>Project Number: 1923</p> <p>Drawn By: DJERA</p> <p>Date: 06.11.21</p>																																													

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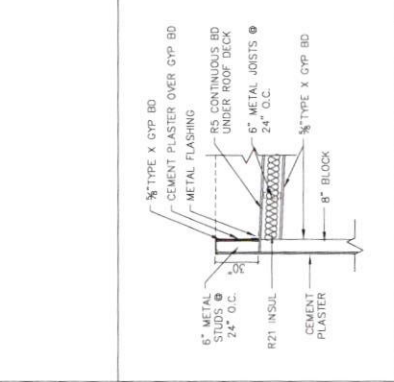
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2	SAFARI DISPOSAL	08/04/73
3	311 REVISION	08/05/72
4	311 REVISION	08/19/72
5	COMMUNITY DEVELOPMENT	10/19/73
6	311 REVISION	10/20/72
7	311 REVISION	08/07/73
8	311 REVISION	10/27/73
9	311 REVISION	10/27/73
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14	311 REVISION	10/27/73
15	311 REVISION	10/27/73
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20	311 REVISION	10/27/73



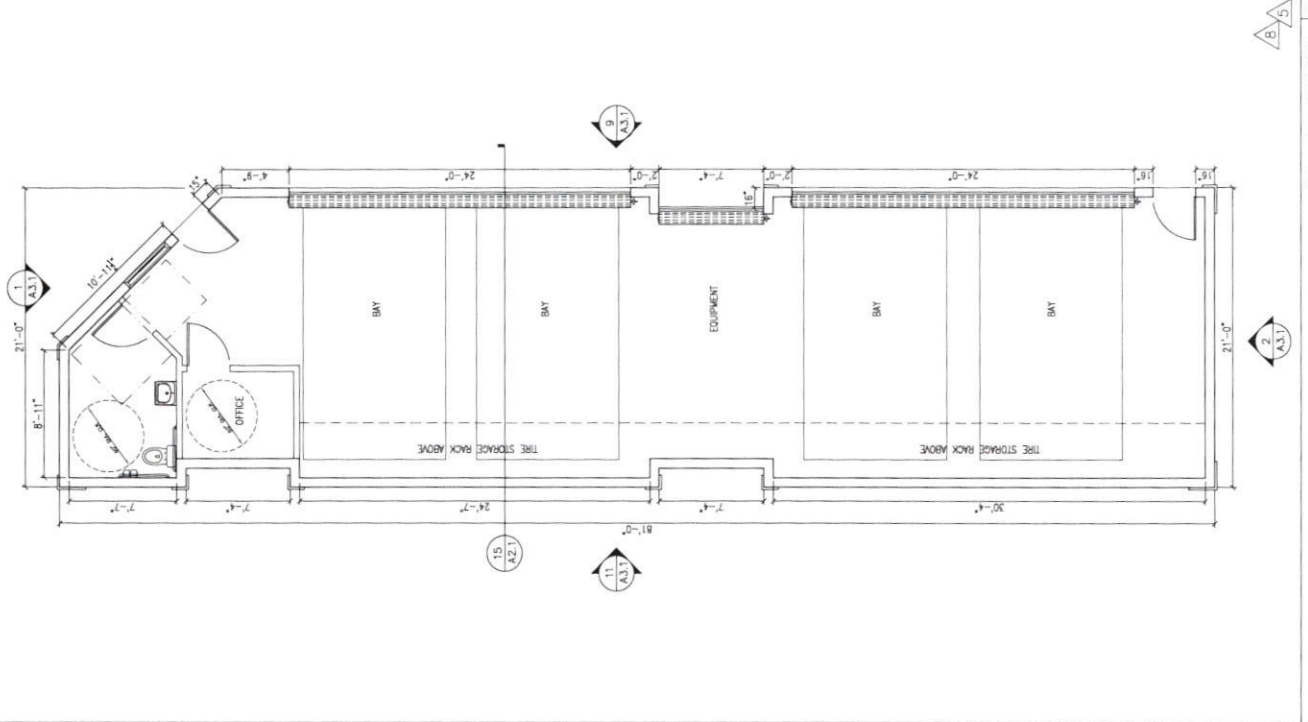
Issue Date	06.11.21
Drawn By	DJERA
Project Number	1923
Sheet Title	Floor Plan & Section Details

**Notes**

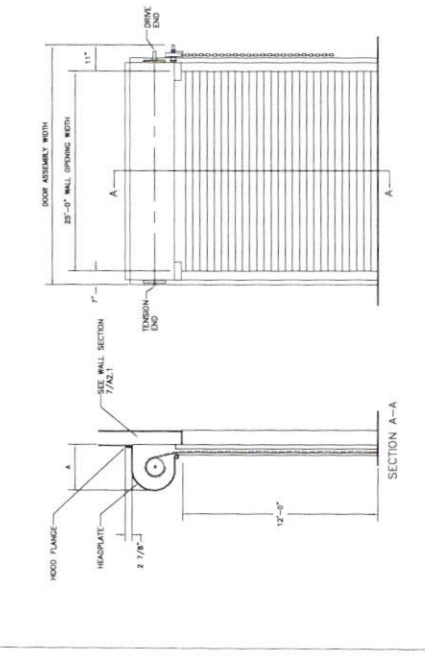
1. FIRE EXTINGUISHER TO MEET NFPA 10 MINIMUM STANDARDS. 2A.100C ONE PER 3000 SQUARE FEET OF FLOOR AREA. MOUNTED ON A WALL 3'-5" FEET ABOVE FINISHED FLOOR.



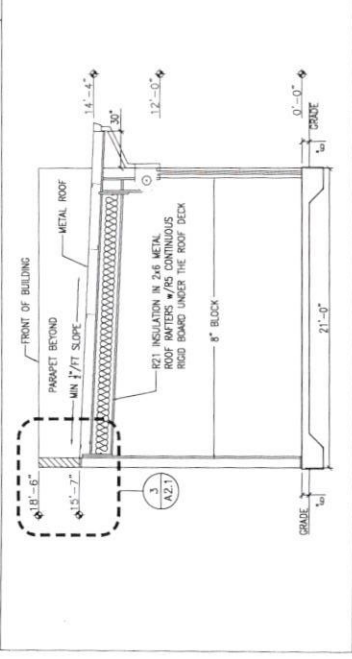
Parapet Detail 1/4"=1'-0"



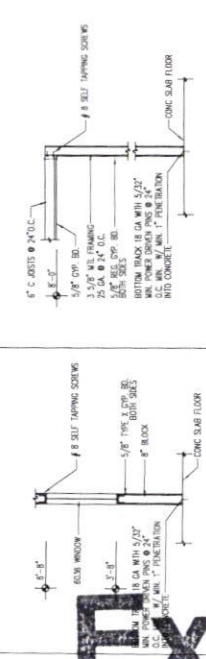
Floor Plan 1/4"=1'-0"



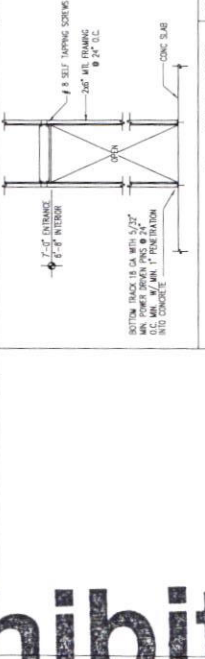
Section A-A



Roll-Up Door Detail 1/4"=1'-0"



Window Detail N.T.S.



Non Load Bearing Wall Types N.T.S.



Door Detail N.T.S.

## USE PERMIT

TERRAZAS  
TIRES

219 W. Market Street  
Salinas, CA 93901

APN: 002-151-005-000

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Revisions			Date
No.	Description		
1.	COMMUNITY DEVELOPMENT		06/04/72
2.	SALINAS DISPOSAL		08/04/72
3.	SITE REVISION		03/05/72
4.	SITE REVISION		09/10/72
5.	ENGINEER'S REPORT		12/20/72
6.	ENGINEER'S REPORT		08/07/73
7.	COMMUNITY DEVELOPMENT		09/07/72
8.	ENGINEER'S REPORT		10/30/72
9.	PLANNING REVIEW		03/19/73
10.	PLANNING REVIEW		12/23/74
11.	PLANNING REVIEW		01/23/75



Issue Date	06.11.21
Drawn By	DJE/RA
Project Number	1923

Sheet Title

**Elevations**



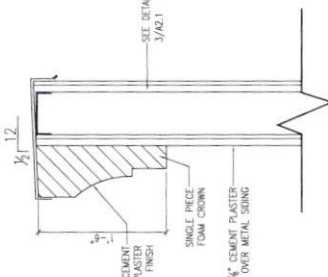
Sheet Number **A3.1**

## General Notes

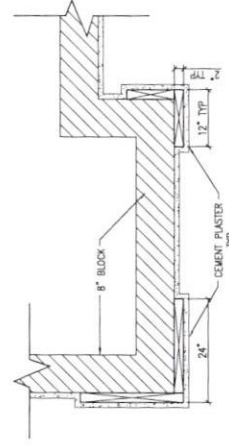
- [illegible]

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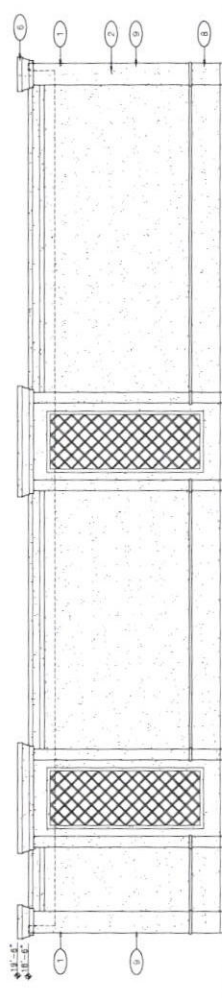
- 1 1 HOUR WALL WITH PARAPET
- 2 CEMENT PLASTER FINISH, SW042-NUSKIN ROOM GREEN
- 3 12"x24" & 12"x12" METAL GARAGE DOOR, SW7075-WEB GREY
- 4 3070 DOOR, SW7075-WEB GREY
- 5 METAL AWNING, SW7075-WEB GREY
- 6 SINGLE PIECE FOAM CROWN, CEMENT PLASTER FINISH, SW7075 WEB GREY
- 7 2412 LEDGE WITH CEMENT PLASTER FINISH, SW7075 WEB GREY
- 8 CEMENT PLASTER FINISH, SW7075-WEB GREY
- 9 2412 VERTICAL COLUMN, CEMENT PLASTER FINISH, SW042-NUSKIN ROOM GREEN. SEE 12/A3.1



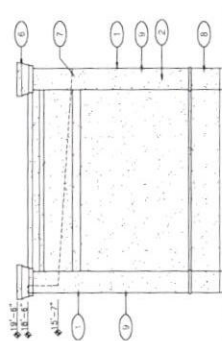
Crown Detail 1-1/2"=1'-0"



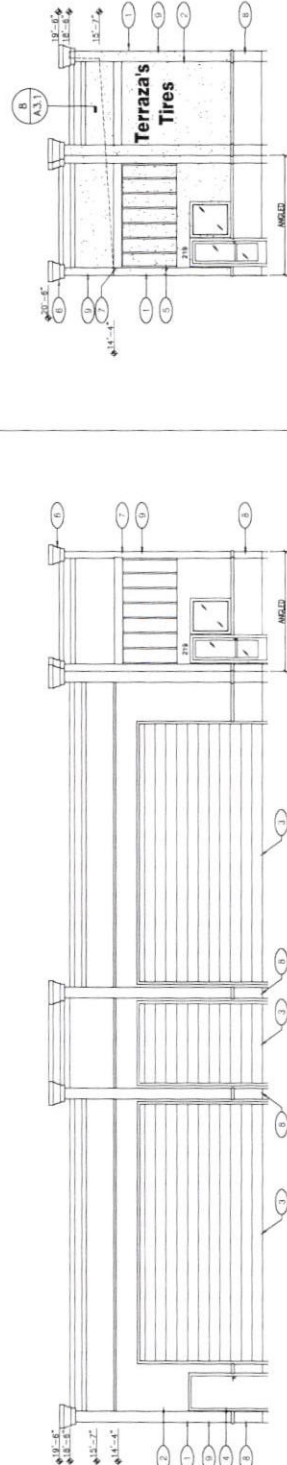
Vertical Column 1"=1'-0"



West Elevation 3/16"=1'-0"



South Elevation	3/16"=1'-0"	3
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East Elevation 3/16"=1'-0"

North Elevation	3/16" = 1'-0"	1
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Notes

1. MAIN WATER SUPPLY  
2. POINT OF CONNECTION TO EXISTING MAINLINE

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APN: 002-151-005-000

TERRAZAS TIRES  
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06.11.21  
DJE/RA  
1923

Sheet Title  
Landscape Plan  
Irrigation Plan

Sheet Number  
111

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219 W. Market Street  
Salinas, CA 93901

Revisions

No.	Description	Date

# Exhibit

2

**ALTERNATIVE MEANS OF COMPLIANCE WITH REQUIREMENTS FOR LANDSCAPING – CONDITIONAL USE PERMIT 2022-053 (CUP 2022-053) FOR CONSTRUCTING A 1,642 SQUARE FOOT MINOR VEHICLE REPAIR BUILDING AND RELATED SITE IMPROVEMENTS ON A 9,484 SQUARE FOOT LOT LOCATED AT 219 WEST MARKET STREET IN THE MAF (MIXED ARTERIAL FRONTAGE) ZONING DISTRICT (APN: 002-151-005-000)**

The applicant proposes to construct a 1,642 square foot Minor Vehicle Repair building and related site improvements on a 9,484 square foot lot located at the above-described property. Per Zoning Code Section 37-50.690(g)(4), a minimum of one tree for every five (5) parking spaces shall be provided in landscape islands. The islands shall have a minimum dimension of five feet exclusive of curbs. Concerning the exclusion of the required five-foot-wide planter with a tree for every five (5) parking space is to accommodate the required seven (7) off street parking spaces and the required recycling and solid waste enclosure for the subject use.

The applicant is requesting approval of Alternative Means of Compliance to allow the seven (7) on-site trees in the parking lot area in lieu of the required one tree for every five (5) parking spaces in landscaped islands in the parking area. However, to retain as much off street parking and the recycling / solid waste enclosure, this requirement cannot be obtained.

Per Zoning Code Section 37-30.250, Table 37-30.120 at least 5% of the total lot size is required to be landscaped and a minimum of 5% landscaping is required in the parking lot per Section 37-50.690(g)(3). The applicant has proposed a total of 17.5% of landscaping for the entire site and 31.6% of parking lot landscaping, which exceeds the landscaping requirements by 12.5% and 26.6% respectively.

Pursuant to Section 37-50.690(i), Alternative Means of Compliance, Conditional Use Permit approval is granted for the proposed to construct a 1,642 square foot Minor Vehicle Repair building and related site improvements located at the above-described property based upon an alternative landscape scheme from that required by Zoning Code Section 37-50.690(g)(4), which would require the following:

- 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% respectively exceeds the Zoning Code minimum requirement of 5% for the site and 5% of the parking lot respectively.





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October 26, 2023.

Terrazas Tires  
219 W. Market Street  
Salinas, CA 93906

RE: Site Plan Review Enclosure Designs  
219 W. Market St, Salinas, CA 93906

Dear David Elliott:

Pursuant to your request and the requirements of the City of Salinas, I have reviewed the site plan and the proposed enclosure characteristics of the aforementioned project.

The enclosure design specifications indicate that accommodations have been made for the organics, recycling and trash enclosures at the above-mentioned location. It is also agreed, that the containers at the above location will be pulled out for service by Terrazas Tires for service. All containers will be serviced a minimum of 1x's per week for collection service.

Inasmuch as there will be no additional operational impact, the service requirements of Republic and the City of Salinas appear to have been met.

Sincerely,

Chris Nottenkamper  
Operations Manager

**Exhibit** 

I received a "Notice of Intent to Approve" a 1642 square foot Minor Vehicle Repair building on 219 West Market Street, adjacent to my property at 215 West Market Street. My property consists of four building structures three of them habitable by three families.

**I protest the city planner's decision (May 29, 2025, at 12:30 PM).**

I need to know what studies have been done to make sure there is no negative impact on the air quality, since my property is downwind from the proposed repair shop? There will be a lot of carcinogenic substances used at that repair shop, not to mention the exhaust of the cars being worked on. How will this be mitigated?

Being so close, there will be significant noise increase with vehicles being repaired, even worst with the use of compressors, impact wrenches, and other related car repair machines/tools. What mitigation will be implemented to control this? Will there be a sound wall between the shop and my property?

As it is, the parking in the street it's always full, making it impossible or extremely dangerous to exit. With more vehicles parked in front of the proposed repair shop, it will be even more difficult to see the upcoming traffic, making more difficult to exit. The only way this could work is by making the front of their lot and my property no parking.

I am concerned that the smell, noise and customer activity of this auto repair business shop is going to create so many problems that is going to make it difficult to live there and will drive the price of the property down. I understand that the zoning allows for commercial businesses, but it has been residential earlier and should be respected.

In Addition, the city of Salinas Building Department was totally irresponsive when the lot was rented by a landscape company. I called several times and complaint about a landscape business filling the depression with yard waste. The back side of that lot was filled with trash, an area of approximately 50 feet by 50 feet. The very back side is about 6 feet deep, and it's all filled with tree trunks and tree branches. On Google earth, 2007-2008 version you can see the rear side with the depression. On the 2012 image, they were preparing it to dump the Trash. On 2013 image, you can see the first 10 or so truckloads of tree trunks were being dumped. This is about the time when I call the Salinas Building Department. Overall, it must have been around 150 truckloads dumped there. The trash was covered with a 6 to 10 inches a layer of dirt. Someone can go there with a shovel and dig a few inches to see what's there.

