

**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

Development Regulation	Standard	Existing	Proposed
Use Classification		None	Minor Vehicle Repair subject to CUP
Lot Size – Minimum (square feet)	7,500 square feet	9,022.5 square feet	Compliant. 9,022.5 square feet
Lot Width – Minimum (feet)	50 feet	50 feet	Compliant. 50 feet
Lot Depth – Minimum (feet)	100 feet	180.45 feet	Compliant. 180.45 feet
Lot Frontage – Minimum (feet)	50 feet	50 feet	Compliant. 50 feet
Front Yard – Minimum (feet)	0 feet	N/A; vacant lot	Compliant. 4 feet
Interior Side Yard – Minimum (feet)	0 feet	N/A; vacant lot	Compliant. 0 feet
Corner Side Yard – Minimum (feet)	0 feet	N/A; vacant lot	N/A
Rear Yard – Minimum (feet)	5 feet	N/A; vacant lot	Compliant. 95.42 feet
Height – Maximum (feet)	65 feet	N/A; vacant lot	Compliant. 19.5 feet
FAR – Maximum	1.0	N/A; vacant lot	Compliant. .18
Landscaping – Minimum (Percent of Lot Area)	5%	N/A; vacant lot	Compliant. 17.5% (1,575 square feet of landscaping /9,022 square foot lot)
Landscaping – Minimum (Percent of Parking Lot Area)	5%	N/A; vacant lot	Compliant*. 31.6% (929 square feet of landscaping/ 2,935 square foot parking lot area) *The project provides more than

			the minimum required 5% landscaping area in the parking lot; however, Alternative Means of Compliance for trees in island planters is requested as described below.
Driveway Width – Maximum (feet)	40 feet	N/A; vacant lot	Compliant. 24 feet
Off-Street Parking - Minimum	1 parking space per 250 square feet of floor area for Minor Vehicle Repair use (7)	N/A; vacant lot	Compliant. 7 parking spaces (1,642 square feet of building area / 250= 6.56, rounded up to 7 per Zoning Code)

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