

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

**RESOLUTION APPROVING A REQUEST TO EXPAND AN EXISTING
CONVENIENCE STORE WITH A TYPE 20 OFF-SALE ABC LICENSE INTO AN
EXISTING VEHICLE REPAIR BAY LOCATED AT 201 MONTEREY STREET IN THE
MIXED USE – CENTRAL CITY OVERLAY – DOWNTOWN CORE OVERLAY AREA
(MX-CC-DC) ZONING DISTRICT
(CUP 2024-065)**

WHEREAS, on August 6, 2025, the Salinas Planning Commission, at the request of Jay Zapata of ZPROUT, and Sherrie Olson of PLRC, on behalf of Christopher R. Dabit et. al., considered a request to expand an existing 438 square-foot convenience store with gas pumps by changing the use of 802 square-feet from vehicle repair to convenience store for a total of 1,240 square-feet of convenience store area and expand an existing alcohol related use consisting of a Type 20 off-sale ABC license from 802 square-feet to 1,240 square-feet located at 201 Monterey Street in the Mixed Use – Central City Overlay – Downtown Core Overlay area (MX-CC-DC) Zoning District (Assessor’s Parcel Number 002-231-018-000); 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 finds the project to be Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2024-065; 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 15332 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 Projects*) of the CEQA Guidelines. The proposed project is exempt because the proposed project is consistent with the applicable General Plan designation and policies, the applicable Zoning designation, the project site is located within city limits on a project no more than five (5) 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 related to traffic, noise, air quality, or water quality, and the project site can be adequately served by all required utilities and public services.

2. ***The proposed location of the use is not 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 Mixed Use by the 2002 Salinas General Plan. Per the General Plan, Mixed Use provides for a mixture of retail, commercial, office and residential uses in the same building, parcel, or area. The proposed expansion of an existing convenience store with gas pumps with and existing off-sale alcohol related use into an existing vehicle repair bay is consistent with General Plan Goal CD-2, as it encourages the design, maintenance, and revitalization of neighborhoods that enhance the quality of life. Expansion of commercial space for food and beverage sales is consistent with General Plan Policy LU-3.7 by helping to revitalize the Central City. The off-sale alcohol related use is conditioned to comply with the provisions of the Zoning Code; therefore, the project provides for orderly integration of alcohol-related uses in accordance with the purpose of the alcohol license review regulations pursuant to Zoning Code Section 37-50.030.

As shown on the official Zoning Map, the site is located in the base MX-CC-DC (Mixed Use – Central City Overlay – Downtown Core Area) District. Per Section 37-30.230, the purpose of the Mixed Use District is to provide opportunities for commercial uses that emphasize retail and service activities and promote compact development that is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. The proposed expansion of an existing convenience store with gas pumps use would not adversely affect the welfare of the surrounding neighborhood. The proposed location is in a neighborhood with a mix of residential, commercial, and public and semipublic uses including three schools.

The project would not adversely affect the welfare of the surrounding neighborhood, which contains a mix of residential, commercial, and public and semipublic uses including three schools. Residences are located adjacent to the east of the project site across Lodge Alley, but do not have direct access to the existing convenience store with gas pumps use. Conditions of approval for the off-sale alcohol use would ensure that the use is not detrimental to the public health, safety, and welfare of the area and neighborhood residences.

3. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are not consistent with the Salinas General Plan and would be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, and detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas;***

The site is designated Mixed Use by the 2002 Salinas General Plan. Per the General Plan, Mixed Use provides for a mixture of retail, commercial, office and residential uses in the same building, parcel, or area. The project is consistent with General Plan

Goal CD-2, as it does encourage the design, maintenance, and revitalization of neighborhoods that enhance the quality of life.

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 and will not be detrimental to the adjacent neighborhood. For example, if the subject convenience store with gas pump use and/or alcohol related use ceases operation for a continuous period of six (6) months or more, then the Conditional Use Permit shall become null and void.

Conditions of approval for the off-sale alcohol use would ensure that the use is not detrimental to the public health, safety, and welfare of the area and neighborhood residences. Per Zoning Code Section 37-50.030(f), conditions required for an off-sale alcohol-related use include, but are not limited to the following: alcohol shall not be sold between the hours of 10:00 p.m. and 6:00 a.m. and coolers containing alcoholic beverages shall be locked between the hours of 10:00 p.m. and 6:00 a.m.; the premises shall be maintained free of litter at all times; and, all business owners and managers shall complete a program certified by the Department of Alcoholic Beverage Control (ABC) as a qualified responsible beverage service (RBS) program prior to the commencement of the use.

The project site located on a Mixed Use zoned property. The modification to the existing off-sale alcohol-related use at a service station and convenience store with gas pump use (Salinas Gas) will continue to be subject to conditions of approval of previous Conditional Use Permit 2016-019 including, but not limited, to the following requirements pursuant to Zoning Code Section 37-50.030(f)(3):

- No alcoholic beverages shall be consumed on the premises.
- No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
- No display of alcoholic beverages shall be made from an ice tub.
- No "single-serving" or "one-can" sales of alcoholic beverages shall be made from the premises. A sign to this effect in English and Spanish shall be maintained at the cashier station at all times.

4. ***The Alcohol-Related use would not adversely affect the welfare of the area and of surrounding residentially zoned neighborhoods, giving due consideration to the distance of the proposed use from other Alcohol-Related uses, residentially zoned property, public schools, public playgrounds, and other similar uses; and giving further consideration to crime rates, calls for emergency services, and residential densities in the surrounding area; and***

The project site is located in an area of “undue concentration as it is located in a police crime reporting district that has a 20 percent greater number of reported crimes. The Salinas Police Department’s most recent 2024 average for statistics for Police Reporting Districts (PRDs) is 73.43 reported crimes for an approximate undue concentration ratio of 88.12 (73.43 x 1.2). Crime statistics for PRD 132 was 118 reported crimes in 2024. Although in an area of undue concentration, per a Police Department Memorandum dated July 21, 2025 (Exhibit “K” of CUP 2024-065), the Salinas Police Department does not object to the continued operation of a Type 20 alcohol license at this location subject to conditions of approval including, but not limited, to the following requirements:

- Digital surveillance system shall be provided with high quality cameras focused on the location of the in-store stocked alcohol, at points of sales transactions, at entrance/exits of the store and the parking lot, with the capability to store the digital images captured. The video/photos shall be made to the police upon request.
- Ample lighting shall be provided in parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- No unsecured alcohol may be placed near the entrances and exits of the store.

The site is developed with an existing service station and convenience store with gas pump use (Salinas Gas) and is zoned for mixed-use purposes. Conditions with this Conditional Use Permit would ensure that the off-sale alcohol-related use would not adversely affect the welfare of the surrounding neighborhood, which include the requirement that ample lighting to be provided in parking lots, exterior areas of entrances/exits and situated in areas to enhance video surveillance equipment. No sale of alcohol shall occur between the hours of 10:00 p.m. and 6:00 a.m. and coolers containing alcoholic beverages shall be locked between the hours of 10:00 p.m. and 6:00 a.m.

5. ***The location of the existing Off-Sale Alcohol-Related use is located within an area of undue concentration (as defined by Business and Professions Code Sections 23958.4 and administered by the State Department of Alcoholic Beverage Control), pursuant to Business and Professions Code Sections 23817.7, the public convenience or necessity would be served by the issuance of the alcohol license by the ABC.***

The project site is located is on a Mixed Use zoned property within an existing service station and convenience store with gas pumps use (Salinas Gas). Per ABC, there are 18 active off-sale alcohol licenses and per City records there are 8 active off-sale alcohol licenses, which is higher than the two (2) authorized. As noted, there

is a discrepancy of 10 licenses in CT 13, which appears to be caused by an update issue with the state. Nonetheless, per ABC and City records, the project site is classified as undue concentration due to number of off-sale outlets. However, the project expands an existing off-sale alcohol use and does not propose additional off-sale alcohol related uses in CT 13.

The existing off-sale alcohol-related use at an existing service station and convenience store with gas pump use (Salinas Gas) will continue to be subject to conditions of approval including, but not limited, to the following requirements pursuant to Zoning Code Section 37-50.030(f)(3):

- No alcoholic beverages shall be consumed on the premises.
- No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
- No display of alcoholic beverages shall be made from an ice tub.
- No "single-serving" or "one-can" sales of alcoholic beverages shall be made from the premises. A sign to this effect in English and Spanish shall be maintained at the cashier station at all times.

Public convenience would be served by the issuance of the license by the ABC because customers would be able to complete their shopping needs without having to travel to a range of retail outlets.

PASSED AND APPROVED this 6th day of August 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 adopted by the affirmative and majority vote of said Planning Commission at a meeting held on August 6, 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

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