

Conditional Use Permit 2024-058

PROPOSED OFF-SALE ALCOHOL RELATED USE (TYPE 20 ABC LICENSE) AT AN EXISTING FOOD AND BEVERAGE SALES USE LOCATED AT 695 EAST ALISAL STREET IN THE COMMERCIAL RETAIL – EAST ALISAL STREET/EAST MARKET STREET FOCUSED GROWTH OVERLAY (CR-FG-5) ZONING DISTRICT



Thomas Wiles, Senior Planner
Community Development Department
April 22, 2025

Executive Summary

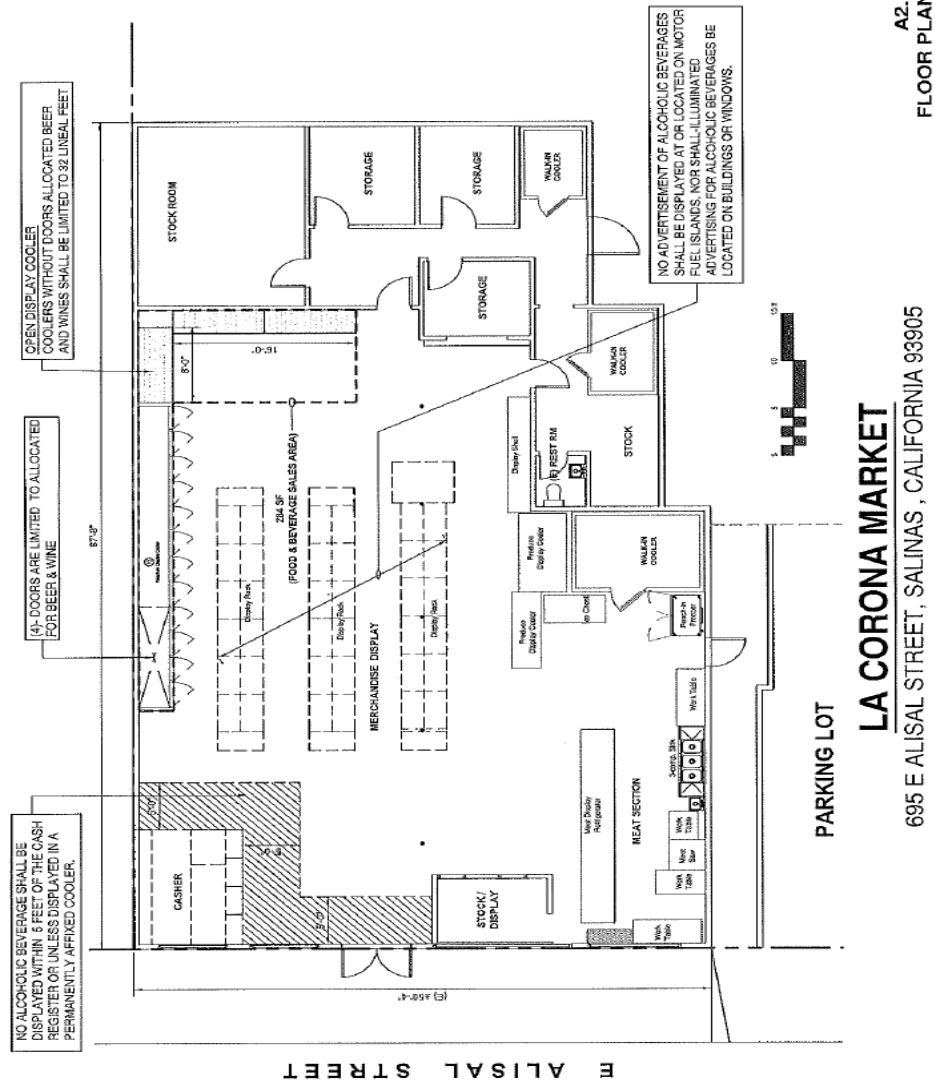
- Applicant: RJK Liquor Incorporated
- Use: Off-sale alcohol
 - Type 20 ABC license – Beer & Wine
 - Existing 2,960 sf. food and beverage sales
- La Corona Market
 - Located on mixed-use site

Background



- Hebbbron Properties LLC, Property Owner
- Multiple structures and uses on-site
- Zoned CR-FG-5
- Surrounding uses:
 - Commercial and Residential

Discussion



- Undue Concentration
 - Number of Outlets in CT 5.01
 - Four (4) Allowed
 - Five (5) Active
 - Six (6) if CUP approved
- Crime
 - PRD exceeds number of reported crimes
- Salinas Police Department does not object
- Exempt from CEQA per Section 15061(b)(3)
- April 2, 2025 – Planning Commission voted 2/2
 - No action taken, forward to City Council

Recommendation

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 2024-058.