



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: APRIL 16, 2025

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: BOBBY LATINO, ASSOCIATE PLANNER

TITLE: **CONDITIONAL USE PERMIT 2024-046; REQUEST TO DEMOLISH AN EXISTING SERVICE STATION AND CONVENIENCE STORE AND CONSTRUCT A NEW SERVICE STATION, CONVENIENCE STORE, AND VEHICLE WASHING BUILDING WITH AN OFF SALE ALCOHOL RELATED USE (TYPE 20 ABC LICENSE) LOCATED AT 1163 TERVEN AVENUE THE IG-AR (INDUSTRIAL-GENERAL – AIRPORT OVERLAY) ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a resolution finding the project exempt pursuant to Sections 15332 and 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-046.

EXECUTIVE SUMMARY:

Jay Waraich, Applicant, on behalf of the Coast to Coast Property Holdings, LLC, Property Owner, is proposing to demolish an existing service station and convenience store and construct a new 2,500 square foot Convenience Store, a 3,654 square foot fuel canopy with 12 fuel pumps, a 1,080 square foot Vehicle Washing building with an off sale alcohol related use consisting of a Type 20 ABC License. The fuel canopy would be located along the Terven Avenue frontage while the convenience store and carwash building would be located on the northerly portion of the site near U.S. Highway 101. See attached Site Plan and Floor Plans for more information. The site is currently regulated by Conditional Use Permit (CUP) 1990-026, which authorized operation of a gas station/convenience store and auto rental facility. CUP 1990-026 was approved by the Zoning Administrator on September 24, 1990, and superseded CUP 1986-039.

DISCUSSION:

Background:

The existing service station and convenience store currently includes an active off sale alcohol related use consisting of a Type 20 ABC License, which includes sales of beer and wine for off site consumption. The site is regulated by Conditional Use Permit (CUP) 1990-026, which authorized operation of a gas station/convenience store and auto rental facility with an alcohol related use. CUP 1990-026 was approved by the Zoning Administrator on September 24, 1990, and superseded CUP 1986-039. CUP 1986-039 authorized the right to operate a gas station/convenience store/truck-auto rental facility with an alcohol related use. Per ABC, the original Type 20 ABC license was issued by ABC on February 1, 1988. Because the site is governed by CUP 1990-026, and a carwash building is being proposed as a new use, Amendment to CUP 1990-026 is required to proceed with the project.

The property is in the Industrial-General District and Airport Overlay District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	U.S. Highway 101
South:	Vacant Building / IG-AR (Industrial-General – Airport Overlay)
East:	U.S. Highway 101 Off-Ramp
West:	Building Materials and Services w/ Accessory Offices / IG-AR (Industrial-General – Airport Overlay)

General Plan Consistency:

The site is designated General Industrial by the 2002 Salinas General Plan. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The project will revitalize an existing industrial area within the City consistent with Land Use Policy LU-3.7. The project conforms with Community Design Element Policy CD-2.3, which requires infill development to be consistent with the scale and character of the existing buildings. Furthermore, the proposed development applies high-quality design standards visible from U.S. Highway 101 consistent with Community Design Policy CD-1.8.

Zoning Consistency:

As shown on the official Zoning Map, the site is in the Industrial-General District. Per Section 37-30.300, the purpose of the Industrial-General District is to provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Salinas; and protect Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the city.

Development Regulation Compliance Table

Development Regulation	Standard	Existing	Proposed
Use Classification	CUP for Convenience Store w/ Gas Pumps and SPR for Vehicle Washing, and Alcohol Related Use.	Gas station/convenience store/truck and auto rental facility, and Alcohol Related Use.	Compliant. Convenience Store w/ Gas Pumps, Vehicle Washing, and Alcohol Related Use.
Lot Size – Minimum (s.f.)	43,560 (1 acre)	31,283 s.f. existing nonconforming	Compliant. 31,283 existing nonconforming
Lot Width – Minimum (ft.)	150 ft.	129.5 ft. existing nonconforming	Compliant. 129.5 ft. existing nonconforming
Lot Depth – Minimum (ft.)	150 ft.	204 ft.	Compliant. 204 ft.
Lot Frontage – Minimum (ft.)	100 ft.	150 ft. and 168.32 ft. (corner lot)	Compliant. 150 ft. and 168.32 ft. (corner lot)
Front Yard – Minimum (ft.)	20 ft.	24 ft.	Compliant. 45 ft.
Interior Side Yard – Minimum (ft.)	0	74 ft. and 0 ft..	Compliant. 2 ft.
Corner Side Yard – Minimum (ft.)	20 ft..	10 ft.	Compliant. 47 and 66.5 ft.
Rear Yard – Minimum (ft.)	0	134 ft. and 46 ft.	Compliant. 25 and 108 ft.
Height – Maximum (ft.)	No height limit	Approx. 12-14 ft.	Compliant. 25 ft
FAR – Maximum	.50	.06 (1,735/31,283)	Compliant. .12 (3,580/31,283)
Landscaping – Minimum (Percent of Parking Lot Area)	5%	Approx. 21% (558 s.f./2,565 s.f.)	Compliant. 26% (411 s.f./1,564 s.f.)
Driveway Width – Maximum (ft.)	40 s.f.	Approx. 35-40 ft.	Compliant. 40 ft.
Off-Street Parking - Minimum	1:250 s.f. of retail space	15 spaces	Compliant.

			8 spaces (1,866 s.f. of retail/250=8* rounded up from 7.46)
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Design

The proposed building includes a combination of grey cement plaster base material, with grey cement plaster cornices and columns, tech wood accent materials, and metal awnings to incorporate architectural treatment consistent with Section 37-30.330(e)(6). Per Section 37-30.330(d) and Section 37-30.330(e)(4), windows are placed on the front façade of the convenience store to encourage natural surveillance.

Conditional use Permit 2024-046: Off Sale Alcohol Use

Undue Concentration

Concerning off-sale alcohol-related uses, “undue concentration” is defined per California Business and Professions Code Section 23958.4 as either: (1) the ratio of off-sale retail licenses to population in the census tract or census division in which the premises is located exceeds the ratio of off-sale retail licenses to population in the county in which the premises is located: or (2) the premises is located in a crime reporting district that has a twenty percent (20%) greater number of reported crimes (i.e., the most recent yearly compilation by the local law enforcement agency of reported offenses of criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic violations) than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.

The proposed location is within Census Tract 13 (CT 13). Per ABC, there are currently six (6) active off-sale licenses within CT 13, including the existing license on the subject site, which are shown below:

<u>Name of Licensee</u>	<u>Address</u>	<u>Distance from Project Site</u>
1. Star Market (Type 21)	1275 South Main Street	10,166 feet
2. Salinas AM PM (Type 20)	970 Work Street	1,995 feet
3. Central Gas Valero (Type 20)	1163 Terven Avenue	Same Site
4. El Toro Liquor & Taqueria (Type 21)	124 Abbott Street	7,527 feet
5. AS Convenience & Energy (Type 20)	945 Abbott Street	3,331 feet
6. Michoacan Produce (Type 20)	241 John Street	7,616 feet

Note: On 11/19/24, The Planning Commission approved an off-sale license located at 1012 Abbott Street (CUP 2024-022).

Per ABC, two (2) off-sale licenses are authorized in CT 13. Currently, the subject CT 13 is classified as undue concentration as there are six (6) active off-sale alcohol licenses plus one pending license located at 1012 Abbott Street, which is higher than the two (2) authorized. Approval of the proposed Type 20 off-sale alcohol license would not result in an increase in number of licensees because the subject site includes one of the licenses (ref. Central Gas Valero located at 1163 Terven Avenue).

The attached Map of off-sale Alcohol Licenses from 2019 shows the location of the proposed off-sale alcohol license to other off-sale alcohol licenses. The average distance to off-sale alcohol outlets in CT 13 is 4,186 feet, which is greater than the average of 956 feet for approved off-sale alcohol CUPs in a CT since 2010 (see Table 1 below).

Table 1: Comparison to Off-sale Alcohol Conditional Use Permits Since 2010

	Distance to residentially zoned property (feet)	Distance to public schools (feet)	Distance to parks/ playgrounds (feet)	Average Distance to off-sale alcohol outlets in CT (feet)	Alcohol outlets in Census Tracts (% - proposed/ allowed)	Crime rate in PRDs (%) (120% = undue concentration)	Number of crimes reported in PRDs
Average	500	1,936	1,948	956	119%	146%	61.21
Minimum	0	450	400	1,995	40%	29%	2
Maximum	3,200	5,800	5,400	6,960	800%	386%	259
CUP 2024-046	1,027	2,852	3,178	6,127	300%	65%	48

Salinas Police Department Comments and Conditions

Salinas Police Department reports an average of 61.21 reported crimes across all Police Reporting Districts (PRDs) for 2022, the most recent date of PRD records. Adding twenty percent (20%), the formula allows for no more than 73.45 reported crimes within this PRD to avoid the “undue concentration” designation. 2022 Salinas Police Department (SPD) crime statistics showing 48 reported crimes in PRD 107, which is below the 73.45 threshold; therefore, the site is not classified as an area of undue concentration based on crime. A majority of the crimes that occur in this area are Part Two crimes which include burglary, simple assault, theft and larceny. Per the Police Department comments, the site is well below the average crime rate and the Salinas Police Department does not object to the approval of Conditional Use Permit 2024-046 with conditions of approval (see attached Salinas Police Department memorandum dated August 30, 2024).

Because the proposed site is located within an area of undue concentration due to number of alcohol licenses in the CT 13, approval of a CUP for off-sale alcohol use requires a finding that Public Convenience or Necessity by the Planning Commission. A finding of Public Convenience or Necessity could be determined as customers would be able to complete their shopping needs without having to travel to a range of retail outlets.

Proximity to Residences, Parks, and Schools

The closest residences and residentially zoned land are located approximately 1,416 feet to the north of the site of the alcohol related use (526 Carol Drive). The nearest park is Los Padres Neighborhood Park (1210 John Street), which is located approximately 3,178 feet to the north of the subject site. The nearest public school is Los Padres Elementary School (1130 John Street), which is located approximately 2,852 feet north from the subject site.

The subject property is located more than the average distance of other similar projects to residences, residentially zoned properties, parks, and other public schools than other CUP applications (approved, denied, or expired) dating back to the year 2010. The subject property is above average in minimum distance concerning its location to, residences, schools, and parks/playgrounds in comparison with other off-sale alcohol CUP applications.

One-for-One Policy

The Planning Commission had previously determined that a One-for-One policy should be required for off-sale licenses located in areas of undue concentration. A One-for-One policy would require the elimination of one existing, active off-sale alcohol-related use located within City limits to be either from an area of “undue concentration” (based on either the number of retail off-sale ABC licenses or the number of reported crimes) or a nonconforming use (i.e., without a Conditional Use Permit). The One-for-One Policy was originally established in 2007 by the City Council to limit the number of off-sale alcohol outlets in the City, by requiring new outlets to retire an existing license within the City of Salinas. However, the policy was eliminated by City Council on July 9, 2013. The existing license would be retained onsite.

Table 2 below lists the 60 Conditional Use Permit (CUP) applications for alcohol related uses that have been processed and/or in process since 2010. Five (5) off-sale alcohol related CUPs located in an area of undue concentration have been required to comply with the City’s former one-for-one policy.

Table 2: Conditional Use Permit Applications for Alcohol Related Uses

No.	Project Number	Status	Type	Address	Approval Date	Approval Body	1:1 Req?	Off-sale?
1.	CUP 2010-004	Approved	Off-Sale Alcohol	970 Work St.	4/19/2011	City Council	Yes	Yes
2.	CUP 2010-006	Expired	Off-Sale Alcohol	1532 N. Main St.	6/14/2011	City Council	Yes	Yes
3.	CUP 2010-007	Approved	Off-Sale Alcohol	615 W. Laurel Dr.	6/6/2010	Planning Commission	Yes	Yes
4.	CUP 2010-013	Approved	Off-Sale Alcohol	306 N. Main St.	10/12/2010	City Planner	No	Yes
5.	CUP	Approved	On Site	242	8/2/2011	City Planner		No

	2010-018		Alcohol	Williams Rd.				
6.	CUP 2011-005	Denied	Off-Sale Alcohol	575 N. Sanborn Rd.	N/A			
7.	CUP 2011-009	Approved	Off-Sale Alcohol	1375 N. Davis Rd.	6/1/2011	Planning Commission	Yes	Yes
8.	CUP 2011-010	Approved	Off-Sale Alcohol	1800 N. Main St.	6/14/2011	City Council	Yes	Yes
9.	CUP 2011-022	Approved	On-Sale Alcohol	1730 N. Main St.	10/10/2011	City Planner		No
10.	CUP 2011-023	Withdrawn	Off-Sale Alcohol	1730 N. Main St.	N/A			
11.	CUP 2012-001	Approved	On-Sale Alcohol	1391 N. Davis Rd.	2/12/2012	City Planner		No
12.	CUP 2012-003	Approved	On-Sale Alcohol	1748 N. Main St.	3/27/2012	City Planner		No
13.	CUP 2012-005	Denied	Off-Sale Alcohol	8 Williams Rd.	N/A			
14.	CUP 2013-003	Approved	Off-Sale Alcohol	1045 N. Main St.	9/24/2013	City Council	No	Yes
15.	CUP 2013-006	Approved	On-Sale Alcohol	1988 N. Main St.	7/1/2013	City Planner		No
16.	CUP 2014-004	Withdrawn	On-Sale Alcohol	242 Williams Rd.	N/A			
17.	CUP 2014-025	Denied	Off-Sale Alcohol	1532 N. Main St.	N/A			
18.	CUP 2015-004	Approved	On-Sale Alcohol	124 Abbott St.	8/4/2015	City Planner		No
19.	CUP 2015-011	Approved	On-Sale Alcohol	1938 N. Main St.	6/9/2015	City Planner		No
20.	CUP 2015-016	Approved	Off-Sale Alcohol	215 E. Alisal St.	9/16/2015	Planning Commission	No	Yes
21.	CUP 2015-023	Denied	Off-Sale Alcohol	602 Williams Rd.	N/A			
22.	CUP 2015-034	Denied	Off-Sale Alcohol	170 E. Laurel Dr.	N/A			
23.	CUP 2016-002	Withdrawn	On-Sale Alcohol	242 Williams Rd.	N/A			
24.	CUP 2016-005	Approved	On-Sale Alcohol	66 W. Alisal St.	6/7/2016	City Planner		No
25.	CUP 2016-006	Approved	Off-Sale Alcohol	150 Main St.	6/24/2016	City Planner		N/A
26.	CUP 2016-013	Withdrawn	Off-Sale Alcohol	1000 Market St.	N/A			
27.	CUP 2016-019	Approved	Off-Sale Alcohol	201 Monterey St.	03/21/2017	City Council	No	
28.	CUP	Approved	On-Sale	1000 Davis	12/12/2016	City Planner		No

	2016-020		Alcohol	Rd.				
29.	CUP 2017-003	Approved	On-Sale Alcohol	350 Northridge Mall	04/07/2017	City Planner		No
30.	CUP 2017-005	Withdrawn	Off-Sale (Type 20 To 21)	980 Acosta Plaza.	N/A			
31.	CUP 2017-014	Withdrawn	On-Sale Alcohol	309 Williams Rd.	N/A			
32.	CUP 2018-001	Approved	On-Sale Alcohol	1600 Northridge Mall	02/27/2018	City Planner		No
33.	CUP 2018-002	Approved	On-Sale Alcohol	723 Alisal St.	10/12/2018	City Planner		No
34.	CUP 2018-003	Expired	On-Sale Alcohol	1220 S. Main St.	02/26/2018	City Planner		No
35.	CUP 2018-005	Approved	Off-Sale Alcohol	1764 N. Main St.	10/02/2019	Planning Commission	No	Yes
36.	CUP 2018-008	Expired	Off-Sale Alcohol	1438 S. Main St.	N/A			
37.	CUP 2018-012	Withdrawn	On-Sale Alcohol	1366 s. Main St.	N/A			
38.	CUP 2018-023	Approved	On-Sale Alcohol	309 Williams Rd.	01/09/2019	City Planner		No
39.	CUP 2018-024	Approved	On-Sale Alcohol	213 Monterey St.	11/27/2018	City Planner		No
40.	CUP 2018-025	Approved	On-Sale Alcohol	242 Williams Rd.	04/30/2019	City Planner		No
41.	CUP 2018-029	Approved	On-Sale Alcohol	1790 Northridge Mall	02/20/2029	City Planner		No
42.	CUP 2019-009	Approved	On-Sale Alcohol	210 Main St.	08/22/2019	City Planner		Not deter mined
43.	CUP 2019-020	Approved	On-Sale Alcohol	1582 Constitutio n Blvd.	01/07/2020	City Planner		No
44.	CUP 2020-015	Approved	Off-Sale Alcohol	1264 De La Torre	10/23/2020	City Planner	No (Not Und.)	Yes
45.	CUP 2021-008	Approved	On-Sale Alcohol	1220 S. Main St.	04/02/2021	City Planner		No
46.	CUP 2021-022	Approved	Off-Sale Alcohol	1640 N. Main St.	09/15/2021	Planning Commission	No	Yes
47.	CUP 2021-025	Approved	On-Sale Alcohol	835 S. Main St.	12/15/2021	Planning Commission		No
48.	CUP 2021-029	Approved	On-Sale Alcohol	822 E. Alisal St.	01/03/2022	City Planner		No

49.	CUP 2021-030	Approved	On-Sale Alcohol	1259 De La Torre St.	12/20/2021	City Planner		No
50	CUP 2022-017	Approved	On-Sale Alcohol	216 John St.	04/01/2022	City Planner		No
51.	CUP 2022-026	Approved	On-Sale Alcohol	66 W. Alisal St.	05/06/2022	City Planner		No
52.	CUP 2022-030	Approved	On-Sale Alcohol	215 Monterey St.	08/15/2022	City Planner		No
53.	CUP 2022-054	Approved	Off-Sale Alcohol	933 W. Alisal St.	12/21/2022	Planning Commission	No	Yes
54.	CUP 2022-061	Approved	On-Sale Alcohol	344 Main St.	02/28/2023	City Planner		No
55.	CUP 2023-017	Approved	Off-Sale Alcohol	1050 N. Davis Rd.	10/04/2023	Planning Commission	No	Yes
56.	CUP 2023-038	Approved	On-Sale Alcohol	1447 N. Main St.	09/09/2024	City Planner		No
57.	CUP 2023-047	Approved	On-Sale Alcohol	1002 Del Monte Ave. Ste. A	09/17/2024	City Planner		No
58.	CUP 2024-054	Approved	On-Sale Alcohol	66 W. Alisal St.	10/01/2024	City Planner		No
59.	CUP 2024-022	Approved	Off-Sale Alcohol	1012 Abbott St.	11/19/2024	Planning Commission	No	Yes
60.	CUP 2024-058	Pending	Off-Sale Alcohol	695 E. Alisal St.	4/2/25	Planning Commission	No	Yes

Conditions of Approval

The City generally requires a CUP for alcohol-related uses (Salinas City Code §37-50.030) and may lawfully regulate through its land use and zoning authority the potentially negative social and environmental effects of alcohol serving businesses. In this regard, the City's Zoning Code imposes a variety of specific requirements for alcohol-related uses and for all alcohol-related uses located in areas of undue concentration, which are discussed in turn below.

Pursuant to Zoning Code Section 37-50.030(f), if the Planning Commission determines that a public convenience or necessity would be served by the approval of the CUP and the subsequent issuance of an alcohol license by ABC, the CUP would contain the following conditions of approval:

1. Alcohol shall not be sold between the hours of 10:00 p.m. and 6:00 a.m. Coolers containing alcoholic beverages shall be locked between the hours of 10:00 p.m. and 6:00 a.m.
2. The premises shall be maintained free of litter at all times.
3. No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.

4. No display of alcoholic beverages shall be made from an ice tub.
5. 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.
6. No alcoholic beverage shall be displayed within five feet of the cash register or the front door of the premises unless displayed in a permanently affixed cooler.
7. No self-illuminated advertising for alcoholic beverages shall be located on buildings or windows.
8. 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. Any business established after the effective date of the ordinance codified in this section shall require such training of all owners and managers within ninety days of ownership transfer or hire. Failure of managers to obtain training shall be the liability of the owner. The owner shall maintain on the premises a file containing the certificates of training and shall present the file and its contents upon request by the City at any time during normal business hours. The provisions of this section regarding responsible beverage training shall be suspended upon a finding by the City Planner that the training is not reasonably available.
9. An electronic age verification scanner shall be installed, maintained, and utilized for all off-sale alcohol sales.
10. Signs shall be posted at the location in English and Spanish with regard to prohibitions of open containers and loitering at the location, and no loitering will be tolerated.
11. No single 40 oz. containers of beer may be sold from premises.
12. No malt liquor or fortified wine products (wines with greater than 15% alcohol content) shall be sold.
13. Sales of wine shall be in containers of at least 750 ml.
14. No coin operated video or arcade games and no adult magazines or videos shall be sold.
15. No pay telephone booths shall be permitted on the premises.

16. Any alcohol license violation and/or suspension by the Alcohol Beverage Control Board or significant criminal activity, in the opinion of the City Police Chief, shall constitute grounds for review and modification or revocation of this use Permit in accordance with Section 37-60.640: Expiration- transferability; recordation; rescission; revocation, of the Salinas Zoning Code.

Additional conditions have been added, including those recommended by the Salinas Police Department per the attached comments dated August 30, 2024 (Exhibit “H” of CUP 2024-046):

1. Digital surveillance system with high quality cameras focused on the points of sales, entrances/exits of the business and the parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to Police upon request.
2. Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.

Findings:

The Planning Commission may approve an application for Conditional Use Permit to construct a new 2,500 square foot Convenience Store with Gas Pumps, a 3,654 square foot fuel canopy with 12 fuel pumps, a 1,080 square foot Vehicle Washing building, with an off-sale alcohol related use (Type 20 ABC license), if all the findings set forth in the proposed Planning Commission Resolution are established.

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 (CEQA) under Sections 15332 (In-Fill Development Projects) and 15061(b)(3) of the CEQA Guidelines. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. 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.

TIME CONSIDERATION:

The project was deemed complete on March 28, 2025. Final action is required by May 27, 2025, pursuant to the Permit Streamlining Act.

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 2024-046 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 2024-046.

ATTACHMENTS:

Proposed Planning Commission Resolution

Draft Conditional Use Permit 2024-046 with the following exhibits:

- Exhibit "A" Vicinity Map
- Exhibit "B" Site Plan (Sheet SP-1)
- Exhibit "C" Floor and Equipment Plan (Sheet A1.1)
- Exhibit "D" Roof Plan (Sheet A1.2)
- Exhibit "E" Southwest and Northeast Color Elevation (Sheet A3.1)
- Exhibit "F" Southeast and Northwest Color Elevation and Building Section (Sheet A3.2)
- Exhibit "G" Fuel Canopy and Trash/Recycling Enclosure Color Elevation (Sheet CA3.1)
- Exhibit "H" Conceptual Landscape Plan (Sheet L-1 and L-2)
- Exhibit "I" Dryer Specification Sheet for Vehicle Washing Equipment
- Exhibit "J" Noise Study prepared by Bollard Acoustical Consultants Inc. on July 17, 2024
- Exhibit "K" Engineer's Report, dated March 7, 2025
- Exhibit "L" Republic Services Letter, dated September 27, 2024
- Exhibit "M" Police Department Memorandum, dated August 30, 2024

List of ABC Alcohol Licenses

Map of Census Tracts with Undue Concentration of Off-sale Alcohol Licenses

Map of PRDs with Undue Concentration of 20% Greater Number of Reported Crimes than the Average Number of Reported Crimes

Map of Areas of Undue Concentration of Off-sale Licenses and Reported Crimes (Combined)

Cc: Jay Waraich, Applicant
Other interested parties