



**CITY OF SALINAS
PLANNING COMMISSION REPORT**

DATE: MAY 3, 2023

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: GENERAL PLAN AMENDMENT 2022-003, REZONE 2022-003, AND CONDITIONAL USE PERMIT 2022-005; REQUEST TO AMEND THE GENERAL PLAN DESIGNATION FROM “RESIDENTIAL LOW DENSITY” TO “RETAIL”, CHANGE THE ZONING DESIGNATION FROM “RESIDENTIAL LOW DENSITY (R-L-5.5)” TO “COMMERCIAL RETAIL (CR)”, AND ESTABLISH AND OPERATE AN EXTENDED STAY HOTEL FOR 22 OF 25 ROOMS LOCATED AT 2110 NORTH MAIN STREET IN THE COMMERCIAL RETAIL (CR) AND RESIDENTIAL LOW DENSITY (R-L-5.5) ZONING DISTRICTS

RECOMMENDED MOTION:

A motion to approve a Resolution recommending that the Planning Commission affirm the findings and recommend that the City Council adopt the proposed Mitigated Negative Declaration and approve General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005.

EXECUTIVE SUMMARY:

Daniel Saphorghan, Swift Consulting on behalf of Janika Corporation DBA Capitol Motel, has applied for a General Plan Amendment to change the General Plan designation of an approximately 8,349 square-foot eastern portion of a 18,880 square-foot lot located at 2110 North Main Street from “Residential Low Density” to “Retail”; a Rezone to change Zoning designation of the above referenced 8,349 square-foot eastern portion of the project site from “Residential Low Density (R-L-5.5)” to “Commercial Retail (CR)”; and a Conditional Use Permit to establish and operate an Extended Stay Hotel for 22 of 25 on-site rooms. Approval of the General Plan Amendment and Rezone are required to allow the proposed Extended Stay Hotel to operate on the entire property.

DISCUSSION:

Background:

The project site is currently developed with an existing hotel/motel (Capitol Motel) is considered a legal non-conforming use pursuant to Zoning Code Section 37-50.160, because it is estimated to have been constructed circa 1936 prior to annexation. The Applicant (Capitol Motel – Ray Patel) is requesting to establish and operate an Extended Stay Hotel for 22 of the 25 on-site rooms pursuant to Zoning Code Section 37-50.085 (*Extended Stay for Hotel/Motel uses*).

The site is split zoned with Commercial Retail (CR) along the western portion of the site and Residential Low Density (R-L-5.5) along the eastern portion of the site. Per the Zoning Code, Extended Stay Hotels located on Commercial Retail (CR) zoned land can be considered through the Conditional Use Permit (CUP) process. However, in the Residential Low Density (R-L-5.5) Zoning District, Extended Stay Hotels are not permitted. Therefore, the applications have been submitted so that the General Plan and Zoning designations of the subject property are consistent with the western portion of the lot which are “Retail” and “Commercial Retail (CR)” respectively. Upon approval of the General Plan Amendment and Rezone, the proposed Extended Stay Hotel use can be approved through the CUP process.

The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Soto Square Park and Salinas Fire Station No. 6/Parks (P) and Public/Semipublic (PS)
South:	Commercial/Commercial Retail (CR) and Residential Low Density (R-L-5.5)
East:	Residential/Residential Low Density (R-L-5.5)
West:	Residential/Commercial Retail (CR)

Analysis:

General Plan Amendment 2022-003 and Rezone 2022-003:

Per the 2002 General Plan, the Land Use designation of the approximately 8,349 square-foot eastern portion of 18,880 square-foot project site is “Residential Low Density”. The proposal is to change the General Plan designation of the above referenced eastern portion of the project site from “Residential Low Density” to “Retail”. The proposed change in the General Plan land use designation from “Residential Low Density” to “Retail” would be consistent with the western portion of the project site and allow for uses prescribed by the City’s 2002 General Plan land use designation of Retail.

The project site consists of 18,880 square-feet. The approximately 10,531 square-foot western

portion of the project site is currently located in the “Commercial Retail” (CR) District, which provides for wide range of commercial uses, including the existing hotel use and the proposed Extended Stay Hotel. The approximately 8,349 square-foot eastern portion of the project site is zoned Residential Low Density (R-L-5.5), which only allows for single-family residential uses. Uses such as the proposed Extended Stay Hotel are not allowed in the R-L-5.5 District. The proposed Rezone would change the Zoning designation of the eastern portion of the project site from “Residential – Low Density” (R-L-5.5) to “Commercial Retail” (CR). The proposed zoning would be consistent with the existing Zoning designation of the adjacent western portion of the project site. The project site is not located within a specific plan or a precise plan area and therefore does not conflict with such a plan. The project site is located entirely within the City limits of Salinas and does not conflict with the adopted sphere of influence.

Conditional Use Permit 2022-005:

The Conditional Use Permit 2022-005 (CUP 2022-005) is requested to establish and operate an Extended Stay Hotel for 22 of 25 on-site rooms at an existing hotel (Capitol Motel). The site consists of a one-story hotel and a two-story office. There are 25 on-site units with 13 off-street parking spaces on-site and a common area. Because of the split zoning of the project site, the related General Plan Amendment and Rezone will need to be approved to allow for the proposed project. Proposed conditions of CUP 2022-005 will ensure that, when implemented, the project will conform and comply with the development standards of Zoning Code Section 37-50.085(c).

Findings:

Mitigated Negative Declaration:

Prior to taking action on the requested General Plan Amendment, Rezone, and Conditional Use Permit, the Planning Commission will need to confirm that the proposed environmental document is adequate for the proposed project by establishing the finding set forth in the attached Planning Commission Resolution.

General Plan Amendment/Rezone:

The Planning Commission may recommend approval of a General Plan Amendment and Rezone, if all of the findings set forth in the attached Planning Commission Resolution are established. Per Zoning Code Section 37-60.920(d)(2), an affirmative vote of a majority (no less than four (4) votes) of the Planning Commission is required for the Commission to make a recommendation of the General Plan Amendment to the City Council.

Conditional Use Permit:

The related Conditional Use Permit (CUP) for the Extended Stay Hotel cannot be approved unless the related General Plan Amendment and Rezone are approved because a portion of the project site is designated and zoned Residential Low Density/R-L-5.5 respectively which does not allow

for this type of use.

Time Consideration:

The proposed project includes requests for a General Plan Amendment and Rezone, which are legislative acts and not subject to the Permit Streamlining Act (PSA). The Conditional Use Permit was deemed complete on March 31, 2023. Final action is required by September 7, 2023 pursuant to CEQA Section 15107 due to the requirements of environmental review for the project.

Alternatives Available to the Commission:

1. Affirm the findings set forth in the attached Resolution, recommending that the City Council adopt the Mitigated Negative Declaration and approve General Plan Amendment 2002-003, Rezone 2022-003, and Conditional Use Permit 2022-005 with modifications; or
2. Find that the proposed applications are not appropriate and establish findings at the public hearing recommending that the City Council deny General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005.

CEQA CONSIDERATION:

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. The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on March 17, 2023; the deadline for comments was April 17, 2023. The State Clearinghouse received the document on March 17, 2023 and the deadline for Clearinghouse comments was April 17, 2023 (SCH# 2023030481).

Public comments were received from the following during the comment period as described below:

1. Comments received via email from Monterey Salinas Transit (MST) on April 12, 2023.
 - a. Per the comments from MST, they serve, operate, and maintain two (2) existing stops within the project's vicinity for Line 49. Line 49 travels from the Salinas Transit Center in Downtown Salinas to Santa Rita via North Main Street. Per MST, the service operates every 15 minutes from Downtown Salinas to Northridge Mall and every 30 minutes to Santa Rita. MST encourages the Applicant/Property Owner (Capitol Motel) to enroll in their Group Discount Program to offer employees and hotel guests bus passes at substantially reduced rates.

Staff Response: This information from MST has been provided to the Applicant/Property Owner for future reference.

ATTACHMENTS:

- Attachments: Proposed Planning Commission Resolution, including the following exhibits:
- Exhibit 1: Vicinity Map
 - Exhibit 2: General Plan Amendment Map for 2110 North Main Street
 - Exhibit 3: Rezone Map for 2110 North Main Street
 - Exhibit 4: Mitigation Monitoring and Reporting Program
- Draft Conditional Use Permit 2022-005, including the following exhibits:
- Exhibit A: Vicinity Map
 - Exhibit B: Site Plan (Sheet A-0)
 - Exhibit C: Exterior Elevations
 - Exhibit D: Zone & Parcel Map (Sheet A-1)
 - Exhibit E: Floor Plan (Sheet A-2)
 - Exhibit F: Photometric Plans (Sheet A-3)
 - Exhibit G: Landscaping (Sheet L-1)
 - Exhibit H: Capitol Hotel Management Plan
 - Exhibit I: Engineer's Report dated January 28, 2022
 - Exhibit J: Police Department comments dated August 23, 2022
 - Exhibit K: Mitigation Monitoring and Reporting Program
- Initial Study, including the following attachments:
1. Vicinity Map
 2. General Plan Amendment Map for 2110 North Main Street
 3. Rezone Map for 2110 North Main Street
 4. Site Plan (Sheet A-0)
 5. Exterior Elevations
 6. Zone and Parcel Map (Sheet A-1)
 7. Floor Plan (Sheet A-2)
 8. Photometric Plans (Sheet A-3)
 9. Landscaping (Sheet L-1)
 10. Engineer's Report dated August 1, 2022
 11. California Historical Resources Information Systems (CHRIS) Response dated December 7, 2022
 12. FEMA Elevation Certificate for 2110 North Main Street
 13. Swift Consultant Services letter dated July 12, 2022
 14. Comment letter from the Santa Ynez Band of Chumash Indians dated September 12, 2022
 15. Mitigation Monitoring and Reporting Program
- Comments from Monterey Salinas Transit (MST) dated April 12, 2023

Cc: Daniel Saphorghan, Swift Consulting, Applicant
Janika Corporation DBA Capitol Motel, Property Owner

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