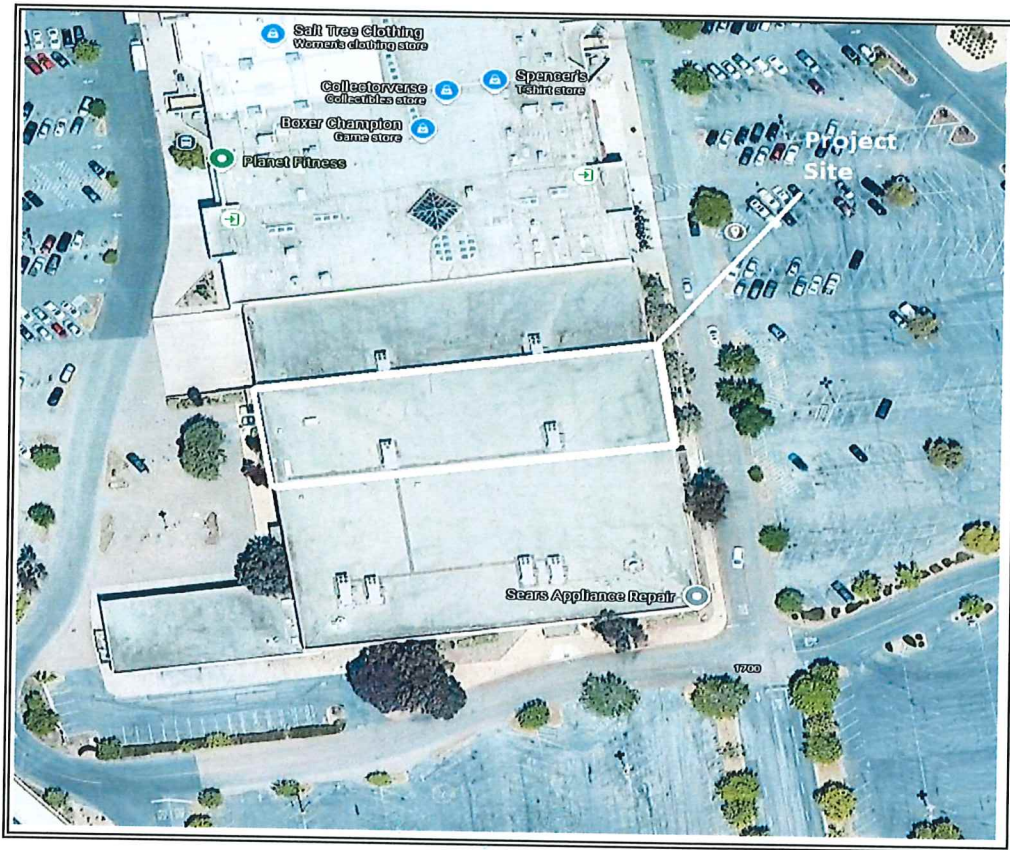


North

Vicinity Map



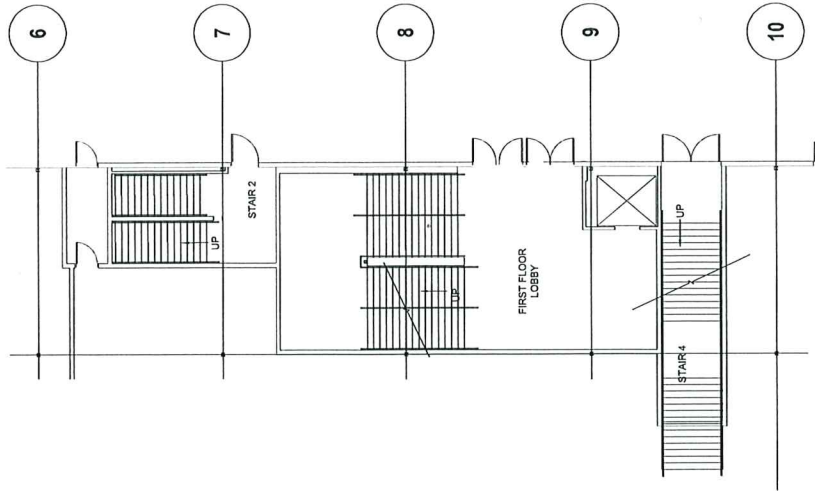
CONDITIONAL USE PERMIT 2024-024

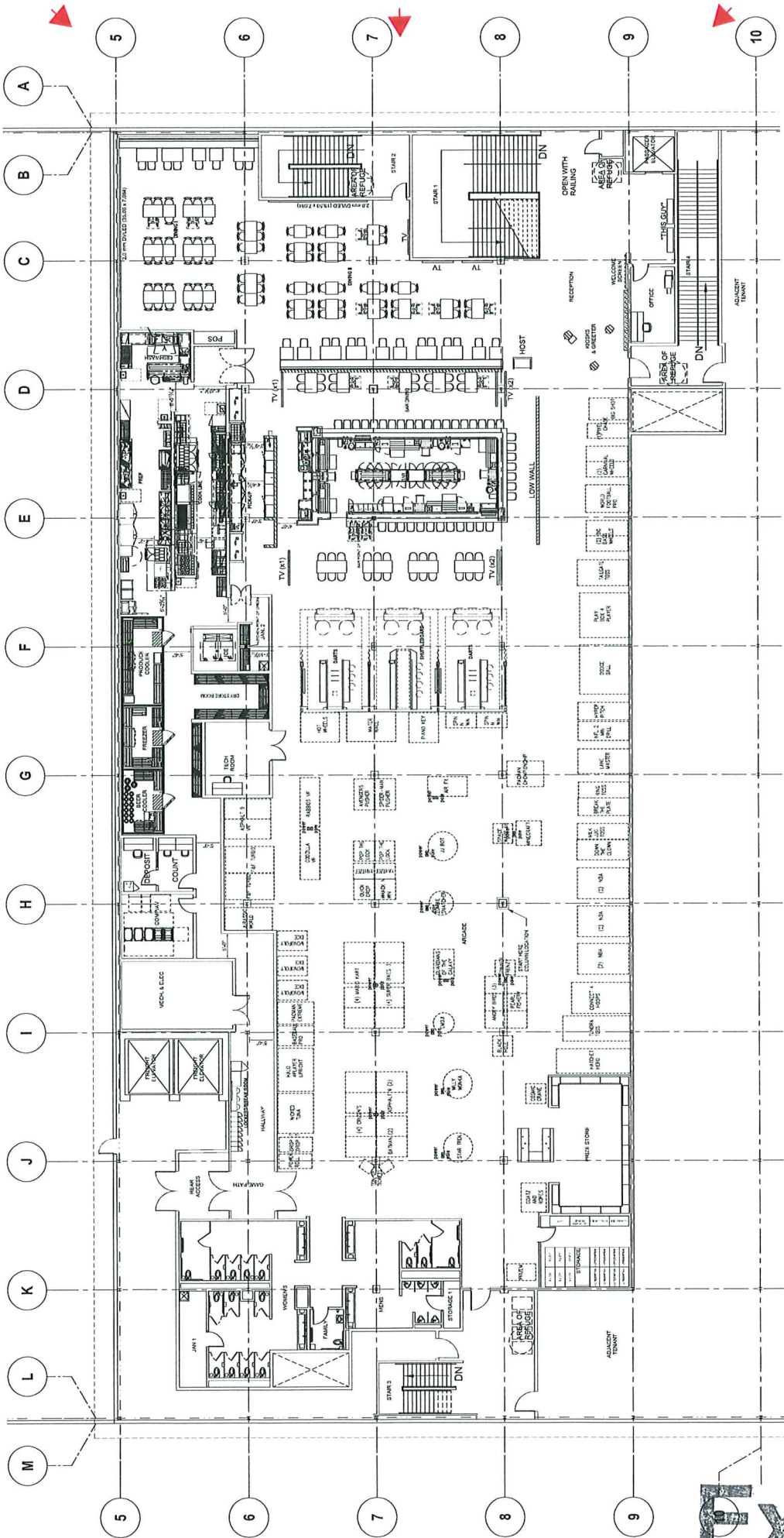
1100 Northridge Mall

Exhibit A

SQUARE FOOTAGE	SALINAS, CA
RECEPTION	1,061 SF
BAR & DRINK	2,262 SF
WATCH	1,183 SF
FLEX DINING	-- SF
SOCIAL BAYS (1-3)	904 SF
BAR WATCH	1,387 SF
ARCADE	8,701 SF
WINI	487 SF
ZOO STORAGE	267 SF
TECH ROOM	192 SF
BACK OF HOUSE	
KITCHEN (INCLUDES COOLER & DRY STORAGE)	2,866 SF
OFFICES/ANCILLARY	489 SF
TOILET ROOMS	1,364 SF
MECH / ELEC	307 SF
MISC./CIRCULATION	1,247 SF
FIRST FLOOR LOBBY	695 SF
TOTAL (LEASE AREA)	23,412 SF

SEATING	
BAR ZONE	
BAR	40 SEATS
DRINK	44 SEATS
SOCIAL BAYS	22 SEATS
BAR WATCH	76 SEATS
WATCH	64 SEATS
FLEX	--
TOTAL	61 TABLES 246 SEATS







DAVE & BUSTER'S - EXTERIOR ELEVATION (N.T.S.)

SALINAS, CA

April 12th, 2025



Exhibit D



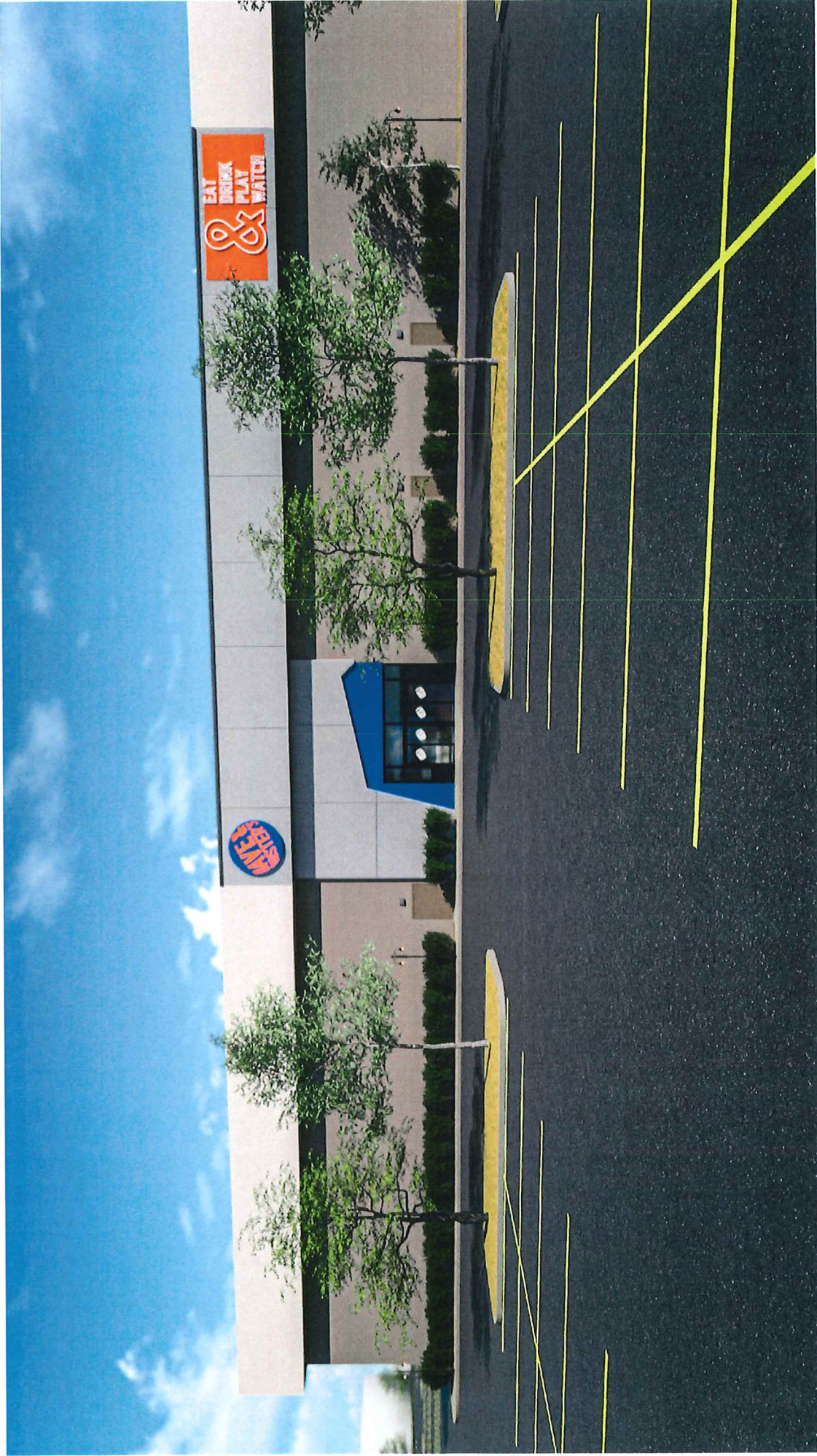
DAVE & BUSTER'S - EXTERIOR ELEVATION (N.T.S.)

SALINAS, CA

April 12th, 2025



Exhibit E

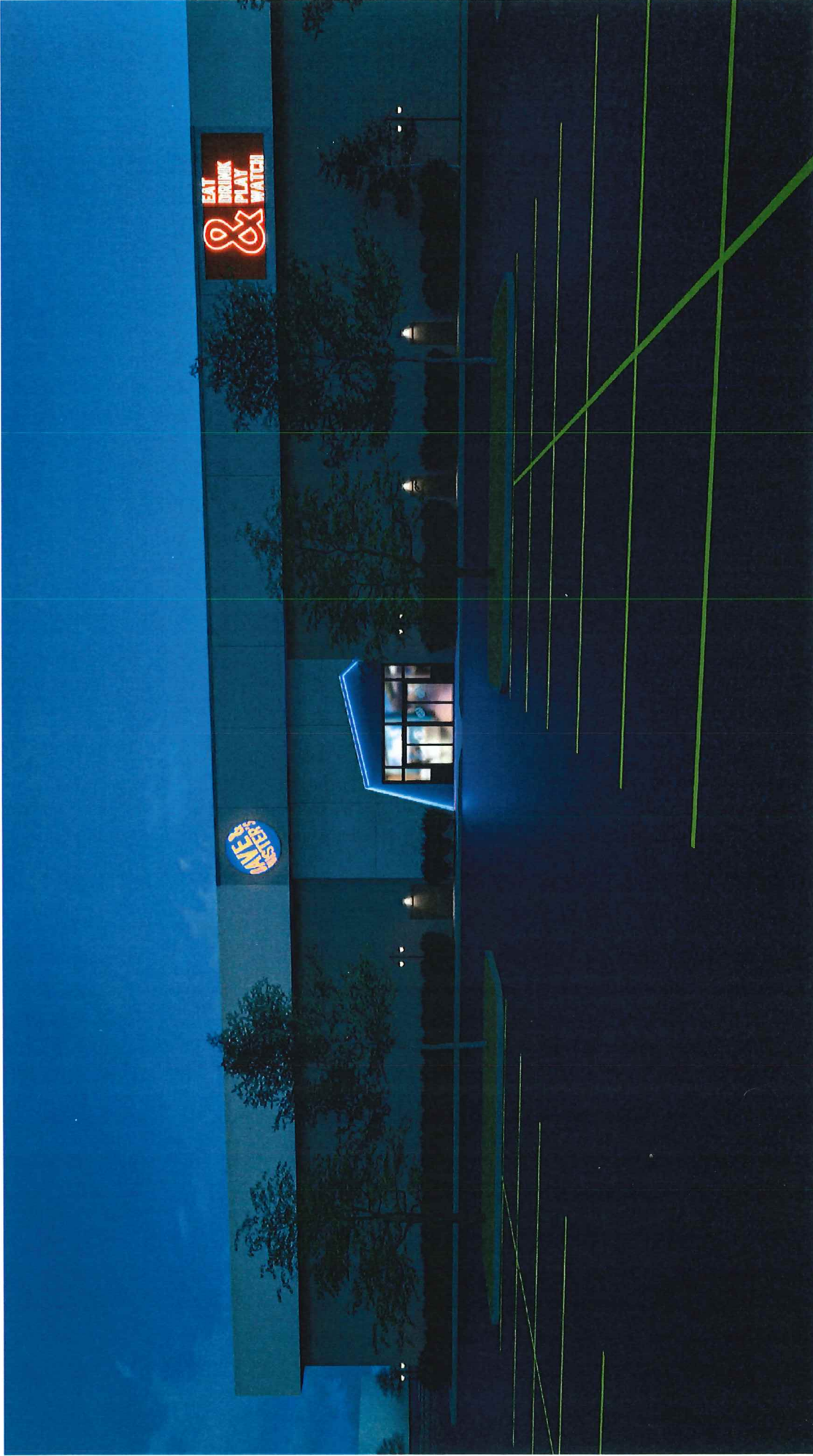


DAVE & BUSTER'S - EXTERIOR PERSPECTIVE
SALINAS, CA

April 12th, 2025



Exhibit 



DAVE & BUSTER'S - EXTERIOR PERSPECTIVE
SALINAS, CA

April 12th, 2025



Exhibit 5



DAVE & BUSTER'S - EXTERIOR PERSPECTIVE
SALINAS, CA



April 12th, 2025

Exhibit



DAVE & BUSTER'S - EXTERIOR PERSPECTIVE
SALINAS, CA



DAVE & BUSTER'S - EXTERIOR PERSPECTIVE
SALINAS, CA

April 12th, 2025



Exhibit 



DAVE & BUSTER'S - EXTERIOR PERSPECTIVE
SALINAS, CA



April 12th, 2025

Exhibit 

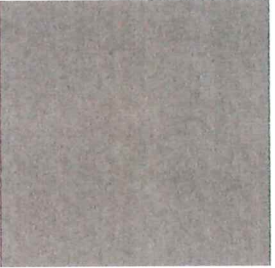
EXTERIOR FINISHES



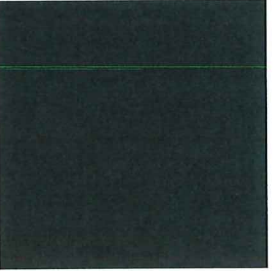
P-2
MFR: STOCORP
PRODUCT: STO-THERM SAND
COLOR: TO MATCH SW6885 KNOCKOUT ORANGE



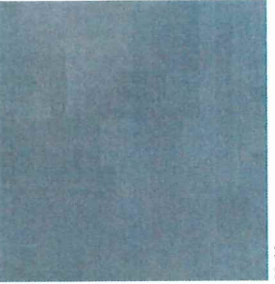
EF-5
MFR: STOCORP
PRODUCT: STO-THERM SAND
COLOR: TO MATCH SW6811 HONORABLE BLUE



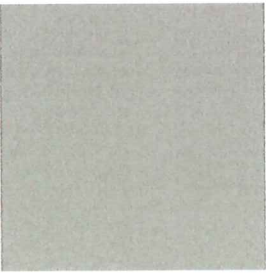
EF-9
MFR: STOCORP
PRODUCT: STO-THERM CI CLASSIC
COLOR: TO MATCH SW6003 PROPER GRAY



M-4
MFR: -
PRODUCT: BRAKE METAL TO MATCH
STOREFRONT
COLOR: TO MATCH RAL 9004 SIGNAL
BLACK, STAIN



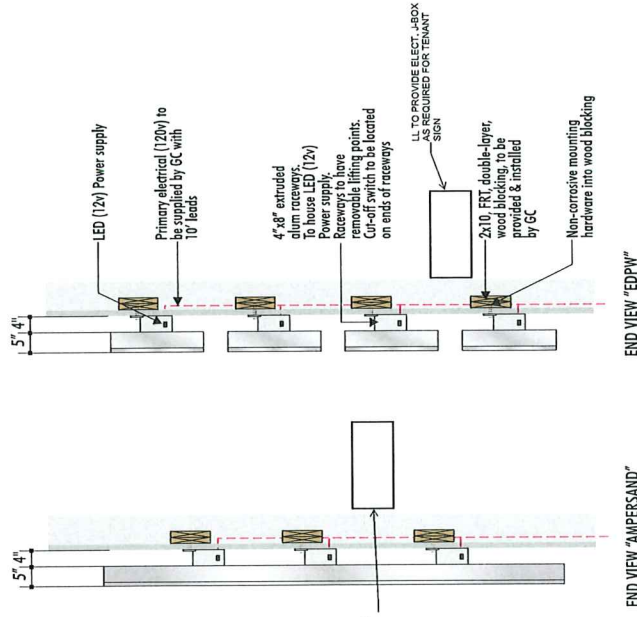
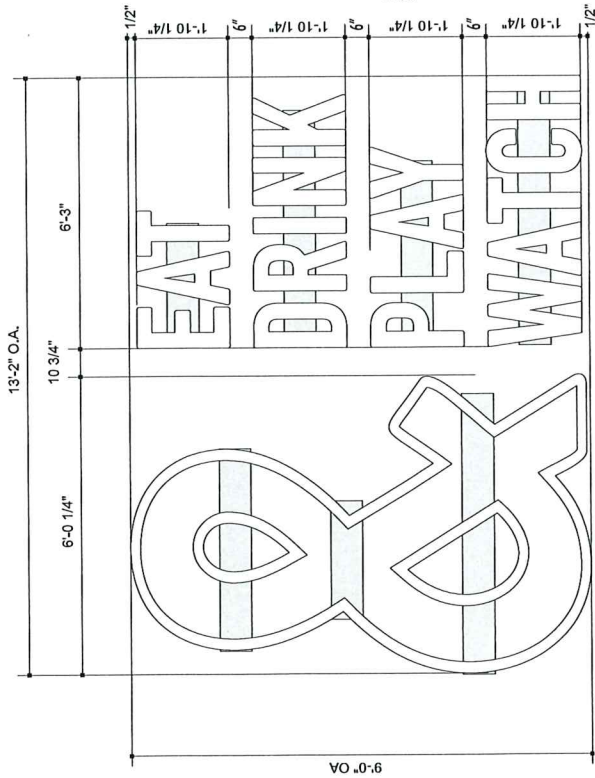
M-10
MFR: ATAS OR PAC CLAD EQUAL
PRODUCT: PREFINISHED METAL COPING
COLOR: SLATE GREY



P-11
MFR: SHERWIN WILLIAMS
PRODUCT: PROPER GRAY SW6003



P-33
MFR: SHERWIN WILLIAMS
COLOR: TO MATCH EXISTING ADJACENT
WALL



B INTERNALLY ILLUMINATED CHANNEL LETTERS on RACEWAY QTY: 1 SET
SCALE: N.T.S.

- SPECIFICATIONS**
- Fabricated aluminum, 5" deep, internally illuminated face lit, channel letters/logo
 - Returns - Brushed Aluminum.
 - Trimcap - Silver Metallic.
 - Face - White (7328) acrylic.
 - Letters/logo to be internally illuminated with 7100K white LED's.
 - LED (12V) power supplies to be located w/in raceways
 - Letters mount to front of extruded aluminum raceways with non-corrosive mounting hardware
 - Primary power (120V) to signage to be provided by GC with 8'-0" leads
 - GC to provide adequate wood blocking (double layer of 2"x10" FRT wood blocking) for raceways.
 - Raceways - 4" x 8" extruded aluminum raceway, painted to match color of fascia (Color TBD).
 - Raceways to have removable lifting points.
 - Cut-off switch to be located on ends of raceways
 - Raceways mount to fascia with non-corrosive mounting hardware to supplied wood blocking.



DAY VIEW



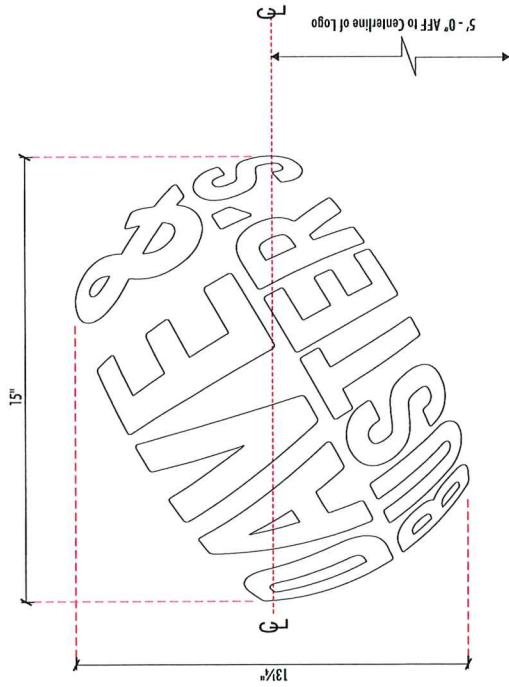
NIGHT VIEW



U.L. LABELS REQUIRED
INSTALL IN ACCORDANCE WITH
NATIONAL ELECTRIC CODES

ALL COMPONENTS TO BE U.L. APPROVED





DOOR VINYL

SCALE: N.T.S.

EIGHT (8) REQUIRED - MANUFACTURE AND INSTALL

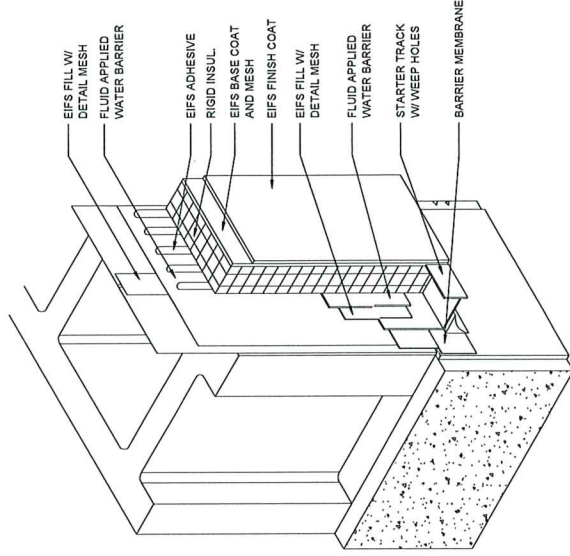
- 1st surface 3M Frosted Crystal (7725SE-324) vinyl on glass doors



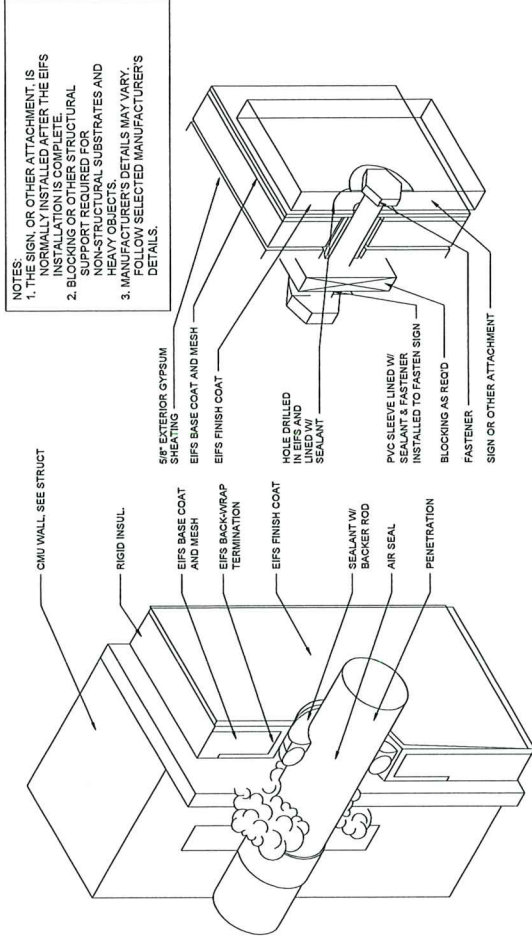
FRONT / SOUTH EXTERIOR ELEVATION ENTRY DOORS

SCALE: N.T.S.

DAVE & BUSTER'S - SIGNAGE DETAILS
Salinas, CA



- NOTES:
1. PROTECT WALL ASSEMBLY FROM RISING DAMP.
 2. TERMINATE SYSTEM A 2' ABOVE SIDEWALK/ASPHALT OR AS REQUIRED BY CODE.
 3. DIRECT SPRINKLERS AWAY FROM THE WALL.
 4. PROTECT THE WALL FROM DIRT ACCUMULATION BY COVERING EXPOSED EARTH WHERE BACK SPLASH MAY OCCUR.
 5. PROVIDE ULTRA-HIGH IMPACT RESISTANT FINISH TO A MINIMUM HEIGHT OF 6'-0" ABOVE FINISHED GRADE.
 6. MANUFACTURER'S DETAILS MUST BE FOLLOWED FOR SELECTED MANUFACTURER'S DETAILS.
 7. DRAINABLE EIFS TO BE INSTALLED PER MFG REQUIREMENTS.



- NOTES:
1. THE SIGN OR OTHER ATTACHMENT IS NON-STRUCTURAL. THE EIFS INSTALLATION IS COMPLETE.
 2. BLOCKING OR OTHER STRUCTURAL SUPPORT REQUIRED FOR HEAVY OBJECTS.
 3. MANUFACTURER'S DETAILS MAY VARY. FOLLOW SELECTED MANUFACTURER'S DETAILS.

TYP EIFS DETAIL





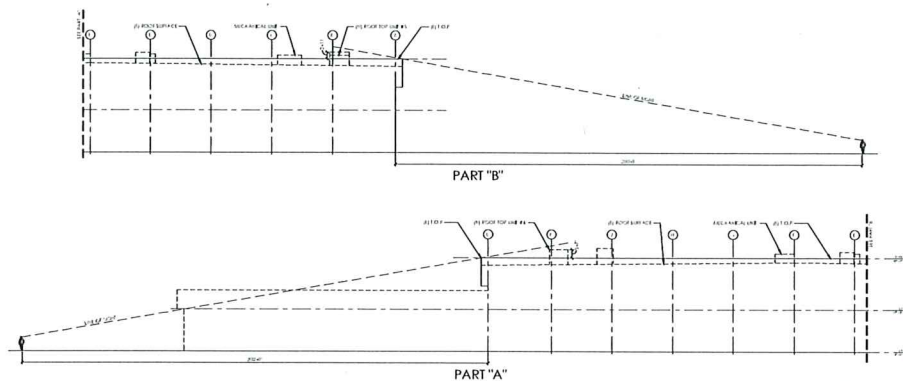
GENERAL NOTES

THESE DATA SHOULD BE REPRODUCED WITH CARE AND WITH CAUTION

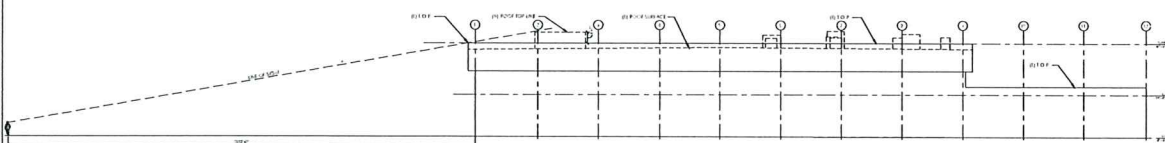


CITY SUBMITTAL

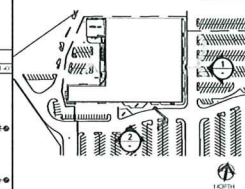
NEW IMAGE FOR BUILDING ELEVATION
700 N. MAIN STREET
SALINAS, CA 93906



LINE OF SIGHT-SOUTH ELEVATION	2
SCALE	2/16



LINE OF SIGHT -EAST ELEVATION	1
SCALE	8/16 =



LINE OF SIGHT

A501

Exhibit



CITY OF SALINAS

POLICE DEPARTMENT

MEMORANDUM

DATE: July 3, 2025

TO: Tom Wiles, Senior Planner

FROM: Gerardo Magana, Sergeant

SUBJECT: CUP 2024-024 (Dave & Buster's)

This Memorandum supersedes and replaces Salinas Police Department Memoranda dated April 5, 2024, May 9, 2024, May 15, 2025, and May 19, 2025, regarding the proposed establishment and operation of a Dave & Buster's located at 1104 Northridge Mall, Salinas, California 93906. The Salinas Police Department has issued this Memorandum to make clear its final recommendations related to Conditional Use Permit 2024-024.

The proposed location (1104 Northridge Mall) is within the former Sears building at the Northridge Mall shopping center, which is within Police Reporting District (PRD) #201. According to the Police Department's statistics office, the 2024 crime statistics for PRD #201 is 199 crimes, which is above 2024 PRD average of 73.43 crimes throughout the City of Salinas. A majority of the crimes that occur in this area are Part II crimes, which consist of a variety of crimes such as Forgery, Embezzlement, Fraud, Vandalism, Theft, Drug Abuse, DUI, Public Intoxication, Loitering, and others.

City of Salinas PRD #201	
Year 2024	
Murder	0
Robbery	8
Burglary	18
Rape	1
Aggravated Assault	3
Simple Assault	11
Stolen Vehicles	4
Larceny	133
Part Two Crimes	20
Arson	1
TOTAL	199
***all charges include attempted**	

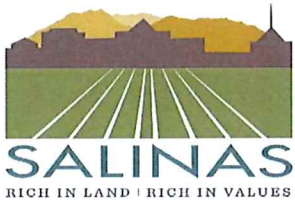
Based on a review of the proposed use (Dave & Buster's) and the analysis of crime data for the PRD in which the proposed use is located compared to the citywide average (199 vs 73.43), the Salinas Police Department has determined that there may be an increase for Police services.

However, the Salinas Police Department does not object to the approval of CUP 2024-024, subject to the following recommendations being included as conditions of approval:

- Installation and operation of a digital surveillance system with high quality cameras focused on the points of sales, all entrances/exits, and the parking lots located adjacent to the use that is controlled by Dave & Buster's, with the capability to store the digital images (videos and photos) captured. The digital images (video and photos) must be retained for at least thirty (30) days and be made available to the Salinas Police Department upon request.
- Installation and maintenance of ample lighting in the parking lots located adjacent to the use, the exterior area of all entrances and exits to the use that is controlled by Dave & Buster's, and in areas to enhance the capability of the digital surveillance system.
- All parking lots adjacent to the proposed use and all driveways and buildings that is controlled by Dave & Buster's shall be posted with "No Trespassing" signs in the form and manner determined by the Salinas Police Department consistent with Salinas City Code (SCC) section 21-35, the text of which is provided below.
- Alcohol sales and consumption shall cease by 2:00 A.M. daily and no alcohol sales or consumption shall occur on the premises when the use is not otherwise open for business. All managers and persons engaged in serving alcohol must receive responsible beverage training that is certified by the Department of Alcoholic Beverage Control prior to serving any alcohol.
- Provide one armed security officer present on the premises from at least the hours of 5:00 P.M. to close. (Friday & Saturday).
- Provide a second armed security officer present on the premises from at least the hours of midnight (12:00 A.M.) to close. (Friday & Saturday).
- Security Officers shall be state licensed (BSIS), uniformed and equipped with cell phones to communicate with Northridge Mall Security. Management is encouraged to collaborate with the Salinas Police Department on safety and awareness training for the PRD.
- Management shall promptly contact Salinas Police Department dispatch if there is any violent crime, threats, display, use, threats of a weapon. The Northridge Mall property has exterior/interior and parking lot Security Officers. Dave & Buster's security should develop a working relationship with Northridge Mall Security regarding communications, notifications and working together. Dave & Buster's should notify Northridge Mall Security of any ejections so Northridge Mall Security can move available resources to the parking lot in that area as well as focusing their cameras on the area.

Sec. 21-35. - Trespass—Prohibited on posted land.

It shall be unlawful for any person to enter or go upon or pass over or remain upon any land of another where the owner of such property, or the person entitled to the possession thereof for the time being, or the authorized agent of either, has posted or caused to be posted upon the land printed notices that the land is private property and warning all persons from trespassing thereon.



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • Fax: (831) 758-7938 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2024-024

LOCATION: 1100 Northridge Mall

APPLICANT: Lisa Warren

ARCHITECT: LDG

DATE: 4/12/2024

PLANNER: Thomas Wiles

REVIEWER: Fernando Rizo, QSP/QSD
Assistant Engineer

DEVELOPMENT PROPOSAL: Commercial Rec. & Ent. (Dave & Busters)

RECOMMENDATION: Approved with Conditions

SWDS THRESHOLD: N/A

NPDES CATEGORY: N/A

DEVELOPMENT REVIEW: *Development Review Submittal prepared by LDG dated March 18, 2024.*

CONDITIONS OF APPROVAL

1. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
2. NPDES Compliance – Contractor shall provide construction BMPs for site improvements.
3. Development Impact Fees – No change in use is proposed based on the application. Sanitary sewer impact fees may be anticipated dependent on fixture unit count.
4. Addressing – Prior to issuance of a building permit, applicant shall provide a complete address change/assignment application and exhibits for processing. City of Salinas addressing records reflect site address as 1100 Northridge Mall. Proposed addressing shall be consistent with Northridge Mall addressing sequence.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.



City of Salinas

SALINAS FIRE DEPARTMENT

Fire Prevention Division – Office of the Fire Marshal

65 W. Alisal Street • Salinas, California 93901

(831) 758-7466 • fireprevention@ci.salinas.ca.us

Plan Review Notes

Date:	April 4, 2025
Project Number	CUP2024-024
Owner Name	Ethan Conrad, Owner
Applicant Name	Lisa Warren, VP Development Dave & Busters
Address	1100 Northridge Mall
Project Description	Conditional Use Permit – Commercial Recreation & Entertainment (Dave & Buster's)
Plan Review Sequence	2 nd Review
<i>Plans for the above referenced project have been reviewed. At the time of building permit submittal, the following information shall be included on the construction plans.</i>	
<u>Special Amusement Area</u> – On the plans submitted with the tenant improvement building permit application, add the following note to the plans: <i>This facility shall comply with the requirements for Special Amusement Area as defined in the California Building Code and California Fire Code.</i>	
<u>Fire Protection Systems</u> – On the plans submitted with the tenant improvement building permit application, add the following note to the plans: <i>2022 California Fire Code Section 901.4.3 Alterations in Buildings and Structures. For any alteration within a building or structure, the fire protection and life safety systems shall be extended, altered or augmented to maintain and continue fire protection within the building or structure. Persons shall not remove or modify any fire protection or life safety system installed or maintained under the provisions of this code or the California Building Code without approval from the fire code official.</i>	
<u>Fire Sprinkler System</u> - On the plans submitted with the tenant improvement building permit application, add the following note to the plans: <i>Plans for modifications to the existing fire sprinkler system within this tenant space are considered a deferred submittal and shall be submitted to the Salinas Fire Department via email to fireprevention@ci.salinas.ca.us.</i>	
<u>Fire Alarm System</u> - On the plans submitted with the tenant improvement building permit application, add the following note to the plans: <i>Any new fire alarm system within the tenant space shall be made to connect to the existing building fire alarm system. Plans for installation of a new tenant space fire alarm system and</i>	

Exhibit R

modifications to the existing building fire alarm system are considered a deferred submittal and shall be submitted to the Salinas Fire Department via email to fireprevention@ci.salinas.ca.us.

Kitchen Fire Suppression System – On the plans submitted with the tenant improvement building permit application, add the following note to the plans:

Hood and duct fire protection system is required for protection of any cooking equipment required to be located under a Type I exhaust hood in accordance with California Fire Code Section 904. Plans for installation of a new hood and duct fire protection system are considered a deferred submittal and shall be submitted to the Salinas Fire Department via email to fireprevention@ci.salinas.ca.us.

Address Posting – On the plans submitted with the tenant improvement building permit application, add the following note to the plans:

All building addresses shall be visible from the street which fronts the building. This street may be the public street for which the address is given, or it may be the private roadway that fronts the building and allows access to the building. To facilitate rapid response to an emergency at a building or complex, the addresses shall be clearly visible to the emergency responders from the road or street.

Where a building is set back from the street or road, the address number or letter shall be determined for both the street approach and on the building, in accordance with the following standards:

- (1) Zero to thirty-foot distance: four inches minimum height and one-half inch minimum stroke width.*
 - (2) Thirty-one to fifty-foot distance: six inches minimum height and three-fourths inch minimum stroke width.*
 - (3) Over fifty-foot distance: twelve inches minimum height and one and one-fourth inch to one and one-half inch minimum stroke width as determined by the fire chief.*
- All addressing shall be on a contrasting background color, shall be reflective and/or illuminated, and distances noted above shall be measured from the curb of the roadway.*

KnoxBox Emergency Key Lock Box – At the time of building permit application, add the following note to the plans:

KnoxBox - A commercial KnoxBox key lock box shall be installed and maintained on the exterior wall of the building near the main entrance. The KnoxBox shall be installed prior to fire final inspection. Premises keys labeled and ready for placement in the KnoxBox shall be submitted to the Fire Inspector when the Fire Inspector closes and locks the KnoxBox at the final fire inspection. The commercial KnoxBox specified for the "Salinas Fire Dept" jurisdiction shall be ordered from The Knox Company at www.knoxbox.com.

Plans reviewed by: DOROTHY PRIOLO, Deputy Fire Marshal



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901
(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

PLANNING APPLICATION REVIEW - BUILDING

Date: 5/1/2024
Application: CUP2024-024
Address: 1100 Northridge Mall
Scope: Scope
Contact: Ethan Conrad
Planner: Thomas Wiles

1. Please identify the accessible route to other building within the facility and to the public way.
NO RESPONSE REQUIRED REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.
2. Specific Building comments will be generated upon building permit submittal.
Building permit shall comply with California Code of Regulations, Title 24.
NO RESPONSE REQUIRED

(End of Comments)

Angeline Anzini
City of Salinas Permit Services
Community Development Department

Exhibit 51