



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

November 21, 2025

Micalah Frey  
1354 Dayton Street  
Salinas, CA 93901

**RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB) LOCATED AT 2033 NORTH MAIN STREET IN THE COMMERCIAL RETAIL-WEST BORONDA ROAD AT U.S. 101 GATEWAY OVERLAY (CR-GW-1) ZONING DISTRICT (APN: 253-061-025-000) (ZLTR 2025-007)**

Dear Ms. Frey:

On November 13, 2025 the Community Development Department received your request for zoning information for the above referenced site in connection with a Commercial Cannabis Business (CCB) located at the above referenced address consisting of the following:

1. Dispensary

The subject site is located in the Commercial Retail-West Boronda Road @ U.S. 101 Gateway Overlay (CR-GW-1) Zoning District (APN: 253-061-025-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

North:	Residential High Density-West Boronda Road @ U.S. 101 (R-H-2.1-GW-1) Multi-family Residential and Commercial Retail (CR)
South:	Commercial Retail (CR), Northridge Mall shopping center
East:	Commercial Retail (CR) and Residential High Density (R-H-2.1), Commercial and multi-family residential
West:	U.S. Highway 101

Project case files applicable to the site are listed below. Copies are available in our office for review.

1. FSP 1977-001:
2. FSP 1978-008:
3. PUD 1976-015 (Construction of a 14,541 s.f. shopping center); and
4. SPR 2007-003

Zoning Analysis of the proposed CCB.

1. **Dispensary:** Dispensary, which is most closely defined as Retail Sales per Zoning Code Section 37-10.420, normally would be permissible in the underlying Zoning District; however, in this case the subject location is adjacent to a residential district.

Per Section 5-07-27(d) No commercial cannabis business may operate within any residential area or district of the city or adjacent to a residential area or district if, in the opinion of the chief of police or the community development director, the operation of a commercial cannabis business in such location would tend to cause a public nuisance or a situation which may result in repeated police department response or a negative impact on the adjacent residential units.

#### Analysis of Sensitive Uses.

The CCB must not be within a 600-foot radius of a day care, preschool, private/charter school or school per State Law requirements. The CCB must not also be within 1,000-foot radius of a school (including college or university), private/charter school, preschool, day care, park, church (or other house of worship), library, youth center, alcohol use, card room, retail firearm sales, smoke shop/hookah lounge, and CCB Dispensary as described in S.M.C. Section 5-07.10. Per available records, City staff has determined that the proposed CCB is located within a 600-foot radius or 1,000-foot radius (measured from parcel to parcel), however, if measured from building to building, the distances are as follows:

1. 2014 Santa Rita Street, school (995 feet away) Santa Rita Elementary School
2. 2015 N. Main Street, on-site alcohol sales (In the same shopping center) El Michoacano Restaurant
3. 2010 N. Main Street, on-site alcohol sales (450 feet away) Fish & Chips
4. 2087 N. Main Street, off-site alcohol sales (570 feet away) La Consentida
5. 1988 N. Main Street, on-site alcohol sales (660 feet away) Buffalo Wild Wings
6. 2068 N. Main Street, off-site alcohol sales (560 feet away) 7-Eleven
7. 1962 N. Main Street, off-site alcohol sales (950 feet away) Foodmaxx
8. 1912 N. Main Street, Smoke shop (1,300 feet away) Santa Rita Smoke Shop
9. 2034 N Main Street, off-site alcohol (334 feet away) Tony's Market
10. 95 Castro Street, Residential, (Adjacent)

Note the issuance of a "Zoning Information Letter" does not mean the written evidence of permission given by the City of Salinas or any of its officials to operate a CCB nor does it not mean "permit" within the meaning of the Permit Streamlining Act, nor does it constitute an entitlement under the Zoning or Building Codes, and a regulatory permit for the purpose of regulating a CCB does not constitute a permit that runs with the land on which the CCB is established.

Zoning information may be accessed via the Internet at the following link (look for Chapter 37 Zoning at the bottom left side column):

<http://library.municode.com/index.aspx?clientId=16597&stateId=5&stateName=California>

Information regarding Building Permits, Code Enforcement, and Certificates of Occupancy may be obtained from Permit and Inspection Services, located at 65 West Alisal Street, Salinas, CA 93901 (phone 831-758-7251).

Should you need additional information from the Community Development Department, please contact me at 831-758-7206.

Sincerely,

A handwritten signature in blue ink that reads "Oscar Avina". The signature is written in a cursive, flowing style.

Oscar Avina  
Assistant Planner

Enclosures: Property Report for 2033 North Main Street (253-061-025-000) dated April 2024  
Map of Parcels within 1,000 Feet of 2033 N Main Street  
Portion of Sensitive Use Map for Subject Site