



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

June 11, 2024

Emerald Skyway LLC
1610 Moffett Street
Salinas, CA 93905

**RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB)
LOCATED AT 240 WEST MARKET STREET IN THE MIXED ARTERIAL FRONTAGE
(MAF) ZONING DISTRICT (APN: 002-031-023-000) (ZLTR 2024-010)**

Dear Ms. Fontius:

On May 17, 2024, 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 Mixed Arterial Frontage (MAF) Zoning District (APN: 002-031-023-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

North:	Mixed Arterial Frontage (MAF), Single-Family Dwelling unit and vacant lot
South:	Industrial General Commercial (IGC) and Mixed Arterial Frontage (MAF), Vacant lot and Warehouse
East:	Mixed Arterial Frontage (MAF), Multiple Detached-Dwelling units
West:	Industrial General, Toro Petroleum Company

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 MAF Zoning District with an administrative Site Plan Review. The subject location is located within 1,000 feet of a school (Sacred Heart) as measured parcel to parcel. Per Section 5-07.27(a)(1), no commercial cannabis business may operate within 1,000 feet of a school, college, or university. In addition, the subject location is adjacent to residential uses. 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) of the following, the distances are as follows:

1. 101 West Market Street, School/Church (950 feet away) Sacred Heart School /Sacred Heart Church
2. 154 West Market Street, off-site alcohol sales (540 feet away) Jimmy's Market
3. 10 New Street, Residential (Adjacent)
4. 224 & 226 West Market 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,



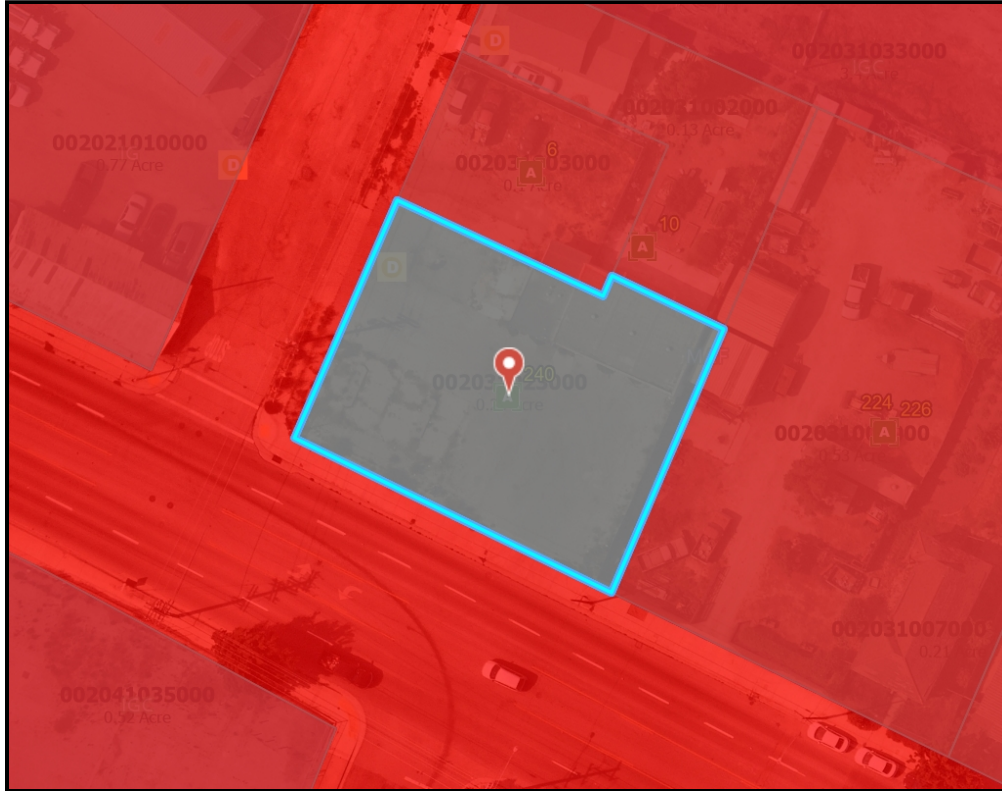
Oscar Avina
Assistant Planner

Enclosures: Property Report for 240 West Market Street (APN: 002-031-023-000)
Map of Parcels within 1,000 Feet of 240 West Market Street
Portion of Sensitive Use Map for Subject Site



City of Salinas Property Report

Site Address: 240 W MARKET ST



Site Address(es):

240 W MARKET ST

Owner Information 1

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST
Record Date: 02/07/2023 16:00:00
Owner Name: GOMEZ DAVID R
In Care Of:
DBA:
Owner Address: 209 ENCINADA DR
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 2

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST
Record Date: 02/07/2023 16:00:00
Owner Name: GOMEZ DAVID R
In Care Of:
DBA:
Owner Address: 209 ENCINADA DR
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 3



City of Salinas Property Report

Site Address: 240 W MARKET ST

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST
Record Date: 02/07/2023 16:00:00
Owner Name: GOMEZ DAVID R
In Care Of:
DBA:
Owner Address: 209 ENCINADA DR
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 4

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST
Record Date: 09/14/2016 07:00:00
Owner Name: GOMEZ DAVID R TR ET AL
In Care Of:
DBA:
Owner Address: 209 ENCINADA DR
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 5

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST
Record Date: 09/28/2017 07:00:00
Owner Name: PANDYA AMIT
In Care Of:
DBA:
Owner Address: 1107 S MAIN ST
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 6

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST
Record Date: 09/28/2017 07:00:00
Owner Name: PANDYA AMIT
In Care Of:
DBA:
Owner Address: 1107 S MAIN ST
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 7

Assessor Parcel Number: 002031023000
Site Address: 240 W MARKET ST



City of Salinas Property Report

Site Address: 240 W MARKET ST

Record Date: 02/07/2023 16:00:00

Owner Name: GOMEZ DAVID R

In Care Of:

DBA:

Owner Address: 209 ENCINADA DR

Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 8

Assessor Parcel Number: 002031023000

Site Address: 240 W MARKET ST

Record Date: 02/07/2023 16:00:00

Owner Name: GOMEZ DAVID R

In Care Of:

DBA:

Owner Address: 209 ENCINADA DR

Owner City/State/ZIP: SALINAS, CA 93901

High School District: SALINAS UNION HIGH

Middle School District: SALINAS CITY

Elementary School District: SALINAS CITY

FEMA Flood Zone: X

FEMA Description: 0.2 Percent Annual Chance Flood Hazard

Square Feet (Estimated): 0.00

Acres (Estimated): 0.25

Census Tract: 18.01

Mayor: Kimbley Craig

City Council Representative: Steve McShane

City Council District: 3

Subdivision No.: 1

Subdivision Name: SALINAS CITY (SHERWOOD & HELMEN)

Subdivision Year: 1868

Seismic Risk Zone: UNDETERMINED

Police Beat: 7

Police District: 187

Fire Station (1st Response): 6

Zoning District(s):

MAF/Mixed Arterial Frontage



City of Salinas Property Report

Site Address: 240 W MARKET ST

Zoning Overlay(s) And Designation(s):

Land Use(s):

Arterial Frontage

Case File(s):

Case No.	Site Address	Date Started	Date Closed	Case Summary
CE1704-0095	240 W MARKET ST	04/20/2017	06/30/2017	CE1704-0095 inops stored on lot
CE1912-0093	240 MARKET ST	12/30/2019		Unauth. land use. Automotive repair use.
CE2305-0018	240 W MARKET	05/01/2023	10/09/2023	Overgrown Weeds
ENV1006-0035	240 W MARKET ST	02/09/2009	04/08/2015	Stormwater
ENV1504-0002	240 W MARKET ST	04/08/2015		J.D. PANDYA CORPORATION (FORMERLY SALINAS AUTO REPAIR)

Building Permit(s):

Permit No.	Site Address	Date Issued	Date Finaled	Date Expired	Description
67-12451A	240 W MARKET ST	03/20/1967	06/20/1967		BUILD REPAIR GARAGE & DEMOLISH DWELLING
83-B417	240 W MARKET ST	07/07/1983	08/23/1988		MOVE EXISTING SIGN
CITY16-0359	240 W MARKET ST	06/01/2016	06/01/2016	11/28/2016	City Report
FIR16-0025	240 W MARKET ST	06/20/2016	07/15/2016		Fire Hydrant Construction use, 240 New St & W Market St

Planning Permits & Projects:

Project No.	Project Name	Site Address	Date Approved	Date Closed	Date Expired
ZLTR2017-011	Zonning Information Letter for 240 W Market	240 W MARKET ST	07/19/2017	07/25/2017	

Encroachment(s):

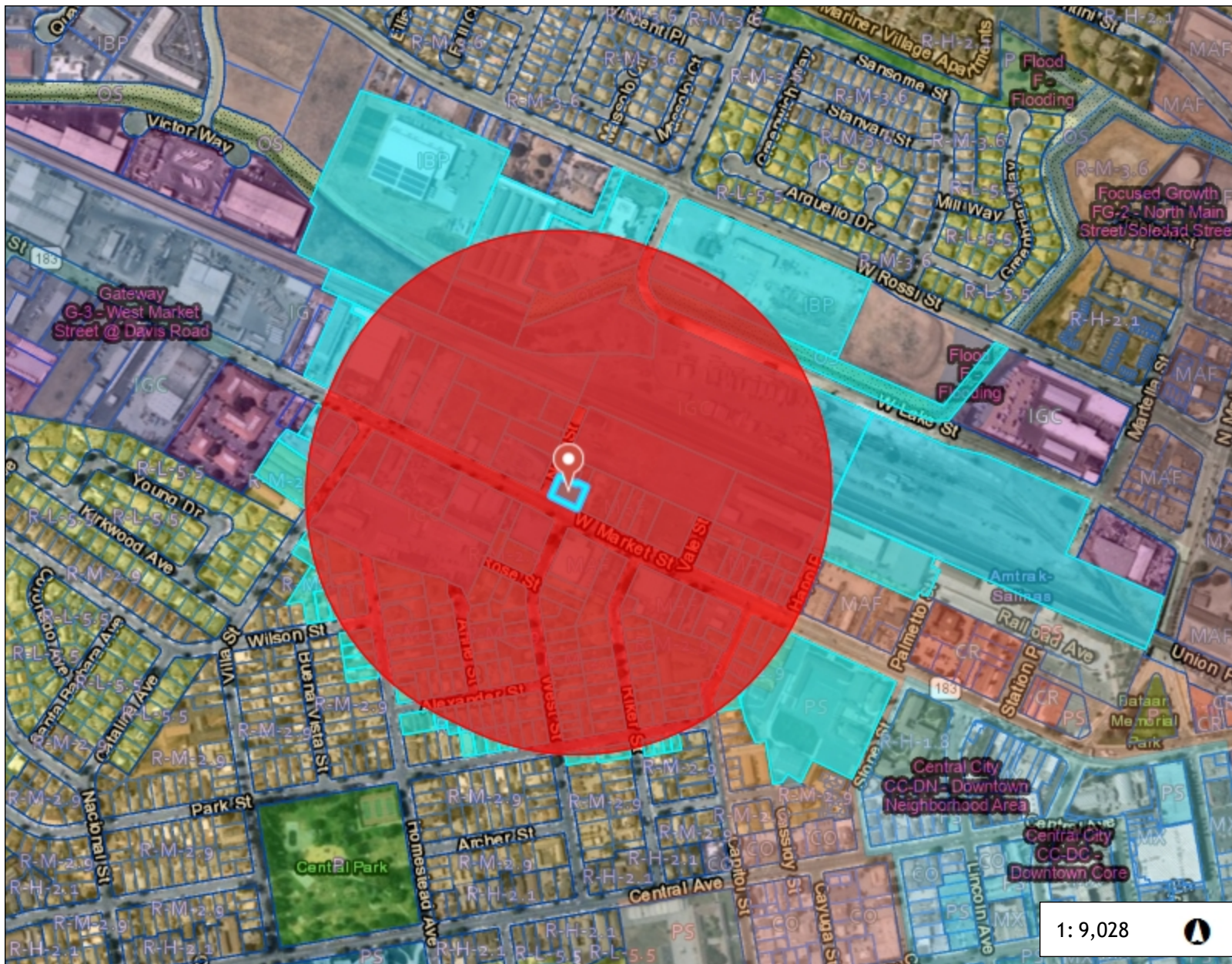
Permit No.	Site Address	Date Issued	Date Finaled	Date Expired	Description
------------	--------------	-------------	--------------	--------------	-------------

Assessment District(s):

Tree Summary:



ZLTR 2024-010 1000 FT Radius



1: 9,028



Legend

- City of Salinas Boundary
- Zoning Overlay Districts**
- AB - Airshow Boundary
 - AR - Airport Overlay District
 - CC-DC - Downtown Core
 - CC-DN - Downtown Neighborhood
 - ERL - East Romie Lane Corridor Overlay
 - F - Flooding
 - FG-1 - Laurel Drive at North Main Street
 - FG-2 - North Main Street/Soledad Street
 - FG-3 - South Main Street
 - FG-4 - Abbott Street
 - FG-5 - East Alisal Street/East Market Street
 - G-1 - West Boronda Road at U.S. 101
 - G-2 - North Main Street at U.S. 101
 - G-3 - West Market Street at Davis Road
 - G-4 - South Main Street at Blanco Street
 - G-5 - Sanborn Road at U.S. 101
 - RPZ - Airport Runway Protection Zone
 - SP-1 - Harden Ranch
 - SP-2 - Williams Ranch
 - SP-3 - Westridge Center
 - SP-4 - Salinas Auto Center
 - SP-5 - Mountain Valley

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

The City of Salinas has made every reasonable effort to provide accurate and timely information. The City of Salinas does not, however, assume any responsibility, implied or otherwise, and makes no representation, warrant, guarantee, or claim regarding accuracy, omissions, or the reliance on second party data. Users are advised to seek independent verification before relying on this information.



YOUTH CENTERS

YOUTH CENTERS

SMOKE SHOP/HOOKAH LOUNGE

SMOKE SHOP/HOOKAH LOUNGE

SCHOOL

SCHOOL

PRIVATE/CHARTER SCHOOL

PRIVATE/CHARTER SCHOOL

PRESCHOOL

PRESCHOOL

PARK

PARK

LIBRARY

LIBRARY

FIREARM SALES

FIREARM SALES

DAY CARE

DAY CARE

CHURCH

CHURCH

CARD ROOM

CARD ROOM

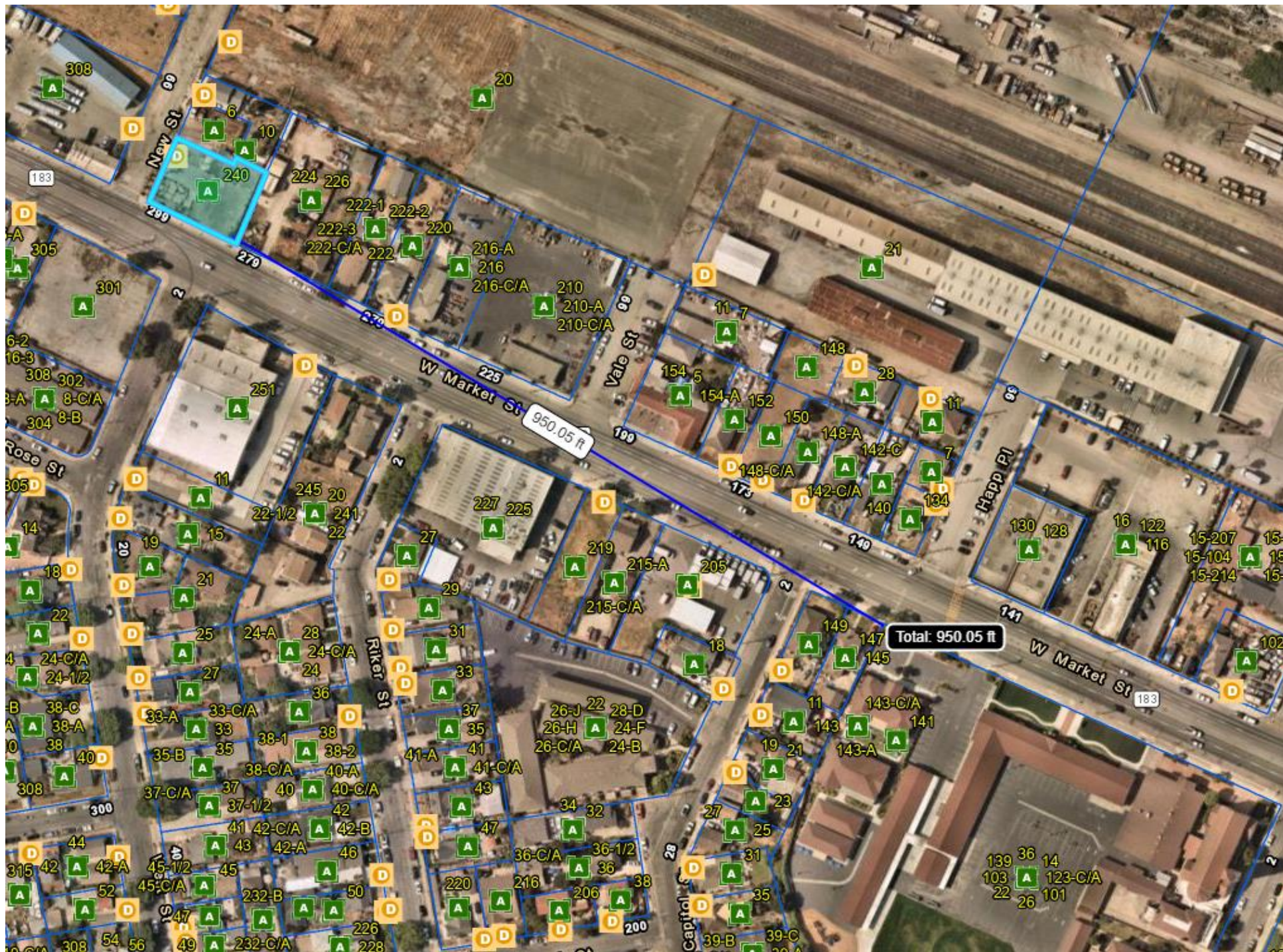
CANNABIS DISPENSARY

CANNABIS DISPENSARY

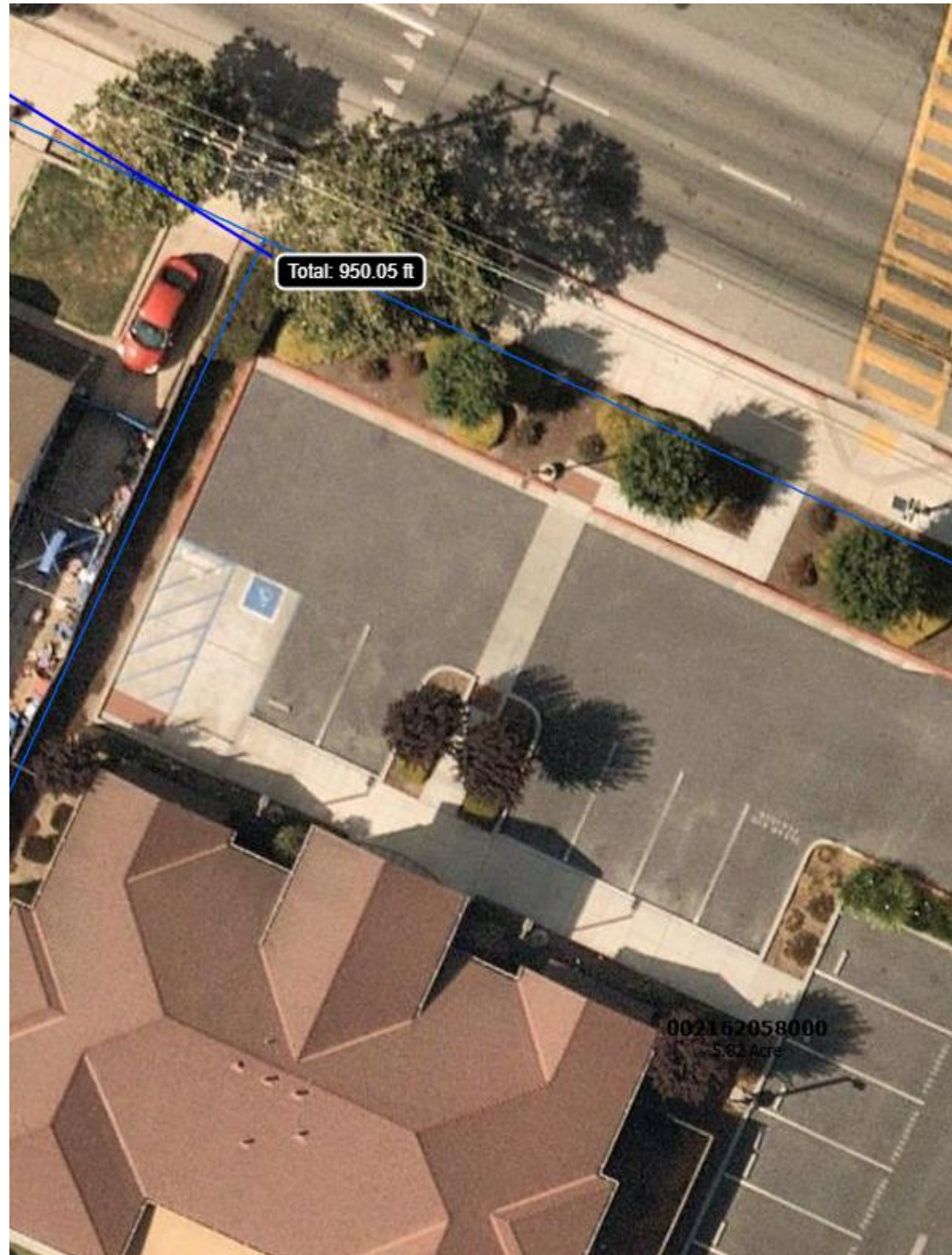
ALCOHOL USE

ALCOHOL USE









Total: 950.05 ft

002162058000
5.82 Acre