

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

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Meeting Agenda - Final

Wednesday, June 4, 2025

4:00 PM

City Council Rotunda

Planning Commission

Commissioners:

Juan Gutierrez, Mayor's Appointee

Jessica Almanza-Larios, District 1 - John Meeks, District 2

Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4

Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director

Courtney Grossman, Planning Manager

Christopher A. Callihan, City Attorney

Community Development Department Office: (831) 758-7206

PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

GENERAL PUBLIC COMMENTS

Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

Government Code § 84308. Parties to any proceeding involving a license, permit or other entitlement for use pending before the legislative body must disclose any campaign contributions over \$500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Government Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).

CONSENT[ID#25-149](#)**Minutes**

Recommendation: Approve minutes of April 16, 2025.

PUBLIC HEARINGS[ID#25-200](#)

Conditional Use Permit 2024-033; a request to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 license) at an existing 1,320 square foot restaurant within 100-feet of a residence located at 864 East Alisal Street in the CR - FG - 5 (Commercial Retail - East Alisal Street/East Market Street Focused Growth Overlay) Zoning District

Recommendation: A motion to approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-033.

OTHER BUSINESS

General Plan Steering Committee Update

FUTURE AGENDA ITEMS

ADJOURNMENT

Confirmation of attendance at next meeting prior to adjournment.

Maira Robles, Administrative Aide**AGENDA MATERIAL / ADDENDUM**

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.cityofsalinas.org in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on Friday, May 30, 2025 in the Salinas Rotunda and City's website.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.



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Legislation Text

File #: ID#25-149, **Version:** 1

Minutes

Approve minutes of April 16, 2025.

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
April 16, 2025**

The meeting was called to order at 4:00 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

WELCOME

Chairperson McKelvey Daye thanked Commissioner Martinez for her service and welcomed Commissioner Maureen Wruck to the Salinas Planning Commission.

ROLL CALL

STAFF INTRODUCTIONS

PRESENT: Chairperson McKelvey Daye and Commissioners Meeks, Purnell, Rocamora and Wruck

ABSENT: Commissioner Almanza-Larios

STAFF: Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Planning Manager, Grant Leonard; Senior Planner, Monica Gurmilan; Associate Planner, Robert Latino; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:01 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:02 p.m.

CONSENT

ID#25-126 Approval of the Minutes: April 2, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of April 2, 2025 were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Meeks, Purnell and Rocamora

NOES: None

ABSTAIN: Commissioner Wruck

ABSENT: Commissioner Almanza-Larios

ADMINISTRATIVE REPORTS

ID#25-127 East Area Specific Plan

Received administrative report from Monica Gurmilan, Senior Planner, regarding the East Area Specific Plan (EASP). The City adopted the West Area Specific Plan (2019) and the Central Area Specific Plan (2020) to establish land use and development and design standards for future development in the North of Boronda Future Growth Area (FGA). Preparation of the EASP began in February 2024 to guide development of the final section of the FGA. The presentation by Ms. Gurmilan, provided a review of work completed to date on development of the EASP, next steps for preparing a public review draft EASP, and a discussion of current developer interest. The EASP is anticipated to be completed by early 2026.

The Planning Commission discussed the following with regard to the EASP:

1. Parking availability concerns and requirements;
2. Street width standards;
3. Development phasing plan and accessibility metrics to ensure continued availability of City required services are adequate for the projected growth;
4. Senate Bill 330 (SB330); and
5. Square footage of proposed single-family dwelling units.

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of April 2, 2025 were approved. The motion carried by the following vote:

PUBLIC HEARINGS

ID#25-102 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

Prior to staff's presentation on the proposed project, Commissioner Wruck recused herself from the meeting due to a potential conflict of interest.

Received presentation from Robert Latino, Associate Planner, regarding the request from Jay Waraich, Applicant, on behalf of the Coast to Coast Property Holdings, LLC, Property Owner, 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. 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 by CUP 1986-039.

The Planning Commission discussed the following with regard to the project:

1. Appreciation for the renovation efforts of the property;
2. Energy efficiency of the proposed canopy area;
3. The conforming off-sale permit requirements;
4. Quantity of existing off-sale alcohol licenses in the vicinity of the project site; and
5. Signage.

Chairperson McKelvey Daye opened for public comment at 4:35 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:36 p.m.

Commissioner Meeks motioned 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. Commissioner Rocamora seconded the motion. The motion carried by the following vote:

AYES:	Chairperson McKelvey Daye and Commissioners Meeks, Purnell and Rocamora
NOES:	None
ABSTAIN:	None
RECUSED:	Commissioner Wruck (Recused at 4:26 p.m.)
ABSENT:	Commissioner Almanza-Larios

OTHER BUSINESS

General Plan Steering Committee Update

Lisa Brinton, Community Development Director, informed that there are no updates to report.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Courtney Grossman, Planning Manager, informed that the presentation regarding a City project at the Intermodal Transportation Center (ITC) for a parcel map is tentatively scheduled for presentation to the Planning Commission on either May 7, 2025 or May 21, 2025.

Ms. Brinton informed that in June 2025, City Council and Planning Commission will hold a joint meeting for a review of the General Plan Update draft document.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the May 7, 2025 meeting and adjourned at 4:39 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary



City of Salinas

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Legislation Text

File #: ID#25-200, **Version:** 1

Conditional Use Permit 2024-033; a request to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 license) at an existing 1,320 square foot restaurant within 100-feet of a residence located at 864 East Alisal Street in the CR - FG - 5 (Commercial Retail - East Alisal Street/East Market Street Focused Growth Overlay) Zoning District

A motion to approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-033.



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: JUNE 4, 2025

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: **CONDITIONAL USE PERMIT 2024-033; A REQUEST TO ESTABLISH AND OPERATE AN ALCOHOL RELATED USE CONSISTING OF ON-SALE BEER AND WINE (TYPE 41 LICENSE) AT AN EXISTING 1,320 SQUARE FOOT RESTAURANT WITHIN 100-FEET OF A RESIDENCE LOCATED AT 864 EAST ALISAL STREET IN THE CR - FG-5 (COMMERCIAL RETAIL – EAST ALISAL STREET/EAST MARKET STREET FOCUSED GROWTH OVERLAY) ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-033.

EXECUTIVE SUMMARY:

Hipolito Vazquez Orellana is requesting to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 ABC License – On-Sale Beer & Wine – Eating Place) at an existing 1,320 square-foot restaurant at the Cardenas Shopping Center located at 864 East Alisal Street. A Conditional Use Permit (CUP) is required because the site is located within 100 feet of a residence. On April 22, 2025, a Notice of Intent to Approve (NOI) the CUP was mailed to properties located within 300 feet of the site. Subsequently, on April 24, 2025, a protest was received from a nearby resident stating concerns about existing alcohol serving establishments located in the area near the project site.

DISCUSSION:

Background:

Hipolito Vazquez Orellana is requesting approval a Conditional Use Permit (CUP) to establish and

operate an alcohol related use consisting of an on-sale alcohol (Type 41 Beer and Wine ABC License On-Sale Beer & Wine – Eating Place) at an existing restaurant (El Mananero). The site is located adjacent to a residential parcel, which is within 100 feet of the project site and is therefore subject to the Conditional Use Permit process pursuant to Section 37-50.030(c). The measured distance from the project site to the adjacent residential parcel when walking is approximately 280 feet away and located across a service drive aisle separated by a 6-foot-high wood fence.

The existing restaurant is located within the Cardenas Shopping Center, which includes shared parking, access, and landscaping. The closest alcohol related uses in the Cardenas Shopping Center are La Movida, an existing nightclub, Jugueria La Tropical, a restaurant, China House restaurant, El Barrio, a bar, and the Cardenas Market, which is an off-sale alcohol related use. The La Movida is subject to the conditions of CUP 2000-008, the Jugueria La Tropical is subject to the conditions of CUP 2021-029. Per City records, El Barrio, China House, and the Cardenas Market are not subject to any CUP. There has been an off-sale alcohol related use at Cardenas since at least 1987, at the El Barrio since at least 1985, and at China House since 1982. All these businesses are also adjacent to and within 100 feet of a residential parcel. The nearest park (La Paz Neighborhood Park) is approximately 1,618 lineal feet away, and the nearest school (Sherwood Elementary School) is approximately 740 lineal feet away from the project site.

The property is in the Commercial Retail – East Alisal Street/East Market Street Focused Growth Overlay (CR-FG-5) Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Shopping Center / CR – FG-5 (Commercial Retail - East Alisal Street / East Market Street Focused Growth Overlay)
South: Single-family Detached Dwellings / R-L-5.5 (Residential Low Density)
East: Shopping Center / CR – FG-5 (Commercial Retail - East Alisal Street / East Market Street Focused Growth Overlay)
West: Offices and Single-family Detached Dwelling / CR – FG-5 (Commercial Retail - East Alisal Street / East Market Street Focused Growth Overlay) and R-L-5.5 (Residential Low Density)

Per Zoning Code Section 37-50.030(d)(1), the City Planner has the authority to grant a Conditional Use Permit (CUP) for any on-sale alcohol-related use. Accordingly, on April 22, 2025, a Notice of Intent to Approve (NOI) was mailed to all property owners located within 300 feet of the site. On April 24, 2025, a protest was received from a nearby resident. Due to receipt of the protest, CUP 2024-033 requires consideration by the Planning Commission at a public hearing. Public hearing notices were mailed on May 20, 2025. The public hearing notices were also posted on site, at City Hall and the Permit Center, on May 20, 2025, and published in the Monterey Herald on May 23, 2025.

Analysis:

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. Per Zoning Code Section 37-50.030(e)(2), findings for public convenience or necessity are not required or applicable for on-sale alcohol related uses. The CUP would contain the following conditions of approval:

1. Hours of public operation shall be limited to 8:00 a.m. to 8:00 p.m. seven (7) days a week.
2. The use is subject to the Zoning Code Noise Performance Standards per Section 37-50.180(a), including, but not limited to, the noise standard shall be 5.0 dBA lower between 9:00 p.m. and 7:00 a.m. in residential zone.
3. 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 37-60.540: Expiration- transferability; recordation; rescission; revocation*, of the Salinas Zoning Code.
4. Alcohol sale shall not occur except in conjunction with the maintenance of the premises as a "bona fide public eating place," i.e. a place which is regularly, and in a bona fide manner, used and kept open for the serving of meals to guests for compensation and which has on-site kitchen facilities for cooking an assortment of foods required for ordinary meals.
5. No off-sale alcohol sales shall be allowed. No alcoholic beverages shall be sold, dispensed, or offered for consumption except within the licensed premises.
6. The alcohol related use shall be limited to 10:30 a.m. to 8:00 p.m. seven (7) days per week.
7. Pursuant to Zoning Code Section 37-50.030(f)(6), 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. Such training is required 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

regarding responsible beverage training shall be suspended only upon a finding by the City Planner that the training is not reasonably available.

8. The applicant shall keep exterior access doors closed during evening and nighttime hours.
9. Live entertainment shall not be permitted on-site.
10. No outdoor storage, display, or sale of merchandise of any kind will be permitted.
11. The City Planner may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The City Planner may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.
12. If the subject on-sale alcohol use ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.

Salinas Police Department Comments and Conditions

Per the attached Salinas Police Department Memorandum dated May 12, 2025 (Exhibit “D” of CUP 2024-033), the project site is located in Police Reporting District (PRD) #54. According to the Salinas Police Department in 2023, the average crime rate per PRD is 61.21, the crime rate for PRD #54 is 67, which is above average. Per the Memorandum, the majority of the crimes that occur in this area are Forgery, Embezzlement, Fraud, Vandalism, Theft, Drug Abuse, DUI, Public Intoxication, Loitering, and others. Per the Memorandum, there may be an increase for police services for this project based on the fact PRD #54 has higher-than-average crime in the City of Salinas. However, the Salinas Police Department does not object to the approval of CUP 2024-033, subject to the following recommendations:

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.
3. All legal requirements be met so that the business be posted for trespassing and enforceable by the Police Department for Salinas City Code (SCC) 21-35.

The above recommendations are included as conditions of approval of CUP 2024-033 per Exhibit “D” and Condition No. 15.

Protest Letter (e-mail):

On April 24, 2025, a protest was received via email from a nearby resident. The protest states a concern about existing alcohol serving establishments located in the area near the project site. Per the protest, concerns include negative impacts primarily from a nearby nightclub and multiple hit and run incidents and disturbances that put residents, children, and property at serious risk. The protest email is attached to this report.

Staff Response:

The site is located adjacent to a residential parcel, which is within 100 feet of the project site and is therefore subject to the Conditional Use Permit process pursuant to Section 37-50.030(c). The hours of limitation of the restaurant will be limited to 8:00 a.m. to 8:00 p.m., seven (7) days a week. The hours of the alcohol related use will be limited to 10:30 a.m. to 8:00 p.m., seven (7) days per week. Per the draft CUP, alcohol sales shall not occur except in conjunction with the maintenance of the premises as a "bona fide public eating place," i.e. a place which is regularly, and in a bona fide manner, used and kept open for the serving of meals to guests for compensation and which has on-site kitchen facilities for cooking an assortment of foods required for ordinary meals. In addition, no off-sale alcohol sales shall be allowed, and no alcoholic beverages shall be sold, dispensed, or offered for consumption except within the licensed premises. Recommendations from the Salinas Police Department per the Memorandum dated May 12, 2025 (Exhibit “D” of CUP 2024-033) are proposed to be incorporated into the project.

Findings:

The Planning Commission may approve an application for Conditional Use Permit to establish and operate an On-sale alcohol related use (Type 41 ABC license) for an existing 1,320 square-foot restaurant (El Mananero) located at the Cardenas Shopping Center, if all the findings set forth in the proposed Planning Commission Resolution are established.

CEQA CONSIDERATION:

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. The proposed 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. The proposed project can be seen with certainty 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 29, 2025. Originally, final action was required by May 28, 2025, pursuant to Government Code Section 65950(a)(5). On May 13, 2025, the Applicant provided an e-mail request for a one (1) time 90-day extension of the Permit Streamlining Act pursuant to Government Code Section 65957 to allow time for noticing compliance. Per the 90-day time extension, final action is required by August 26, 2025.

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 2024-033 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 2024-033.

ATTACHMENTS:

Proposed Planning Commission Resolution

Draft approval document CUP 2024-033 with the following exhibits:

Exhibit "A" Vicinity Map

Exhibit "B" Site Plan

Exhibit "C" Floor Plan

Exhibit "D" Salinas Police Department Memorandum dated May 12, 2025

Protest e-mail from resident received on April 24, 2025

Cc: Hipolito Vazquez Orellana, Applicant
East Alisal Associates, Property Owner
Salinas United Business Association (SUBA)
Sgt. Gerardo Magana, Salinas Police Department
Resident submitting protest
Other interested parties

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2025-__**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH AND
OPERATE AN ALCOHOL RELATED USE CONSISTING OF ON-SALE BEER AND
WINE (TYPE 41 LICENSE) AT AN EXISTING 1,320 SQUARE FOOT RESTAURANT
WITHIN 100-FEET OF A RESIDENCE LOCATED AT 864 EAST ALISAL STREET IN
THE CR - FG-5 (COMMERCIAL RETAIL – EAST ALISAL STREET/ EAST MARKET
STREET FOCUSED GROWTH OVERLAY) ZONING DISTRICT
(CUP 2024-033)**

WHEREAS, on April 22, 2025, the Community Development Department, at the request of Hipolito Vazquez Orellana, sent a Notice of Intent to Approve Conditional Use Permit 2024-033, a request to establish and operate an alcohol related use consisting of an on-sale alcohol (Type 41 Beer and Wine ABC License #663916) at an existing 1,320 square-foot restaurant located within 100-feet of a residence at 864 East Alisal Street in the CR-FG-5 (Commercial Retail – East Alisal Street/East Market Street Focused Growth Overlay District (Assessor's Parcel Number 004-631-022-000); and

WHEREAS, on April 24, 2025, the Community Development Department received a protest via email regarding the Notice of Intent to Approve Conditional Use Permit 2024-033 and Conditional Use Permit 2024-033 was scheduled for the next available Planning Commission hearing date; and

WHEREAS, on May 13, 2025, the Applicant provided an e-mail request for a one-time 90-day extension of the Permit Streamlining Act pursuant to Government Code Section 65957 to allow time for noticing compliance; and

WHEREAS, on June 4, 2025, the Salinas Planning Commission held a duly noticed public hearing to consider Conditional Use Permit 2024-033; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the staff report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas Planning Commission finds the project to be Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2024-033; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

- 1. *The project has been found to be Exempt pursuant to Sections 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines;***

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. The proposed 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. The proposed project can be seen with certainty 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.

2. *The proposed location of the use is in accord with the objectives of the General Plan, the Zoning Code, and the purposes of the district in which the site is located.*

The subject site is designated Retail by the 2002 Salinas General Plan. Per the General Plan, Retail provides for a variety of retail uses such as retail stores, restaurants, hotels, personal services, business services and financial services. The project is consistent with General Plan Goals and Policies. The project occurs within an existing building within an existing shopping center which would help maintain a compact City form, consistent with Land Use Policy LU-2.4.

Per the official Zoning Map, the site is located in the Commercial Retail – East Alisal Street/East Market Street Focused Growth Overlay (CR-FG-5) Zoning District. Per Section 37-30.190, the purpose of the CR District is to provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to the city and region; strengthen the city's economic base, provide employment opportunities close to home for residents of the city and surrounding communities; and ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located. A restaurant with on-sale alcohol is consistent with the purpose of the CR zoning district. As defined by Zoning Code Section 37-50.030(b)(6), the use is an On-sale (On-premises Consumption) Alcohol-Related Use, where alcoholic beverages, including distilled spirits, beer, and wine, would be sold on the premises to be consumed on the premises. However, based on the proposed application, per ABC license Type 41, sales are limited to Beer and Wine.

3. *The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working adjacent to the neighborhood of such use, nor detrimental to the properties, or improvements in the vicinity or to the general welfare of the City.*

The subject site is designated Retail by the 2002 Salinas General Plan. Per the General Plan, Retail provides for a variety of retail uses such as retail stores, restaurants, hotels, personal services, business services and financial services. The project is consistent with General Plan Goals and Policies. The project occurs within an existing building within an existing shopping center which would help maintain a compact City form, consistent with Land Use Policy LU-2.4.

The proposed on-sale alcohol use would not be detrimental to the public health, safety, and general welfare of the people of the City. Conditions of the CUP would prohibit off-sale alcohol sales, limit the hours of operation, ensure use is compliant

with Noise Standards, and recycling and solid waste provisions are met. The hours of operation of the subject use are 8:00 a.m. to 8:00 p.m., seven days a week. Per the Police Department Memorandum dated May 12, 2025, the Salinas Police Department does not object to the approval of the Conditional Use Permit after giving due consideration to surrounding residentially zoned uses, crime rates and emergency service calls and have set forth recommended conditions of approval:

- a. 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.
- b. Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- c. All legal requirements be met so that the business be posted for trespassing and enforceable by the Police Department for Salinas City Code (SCC) 21-35.

4. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example:

- a. Hours of operation for the restaurant and alcohol use shall be limited to 8:00 a.m. to 8:00 p.m., seven days a week.
- b. The use is subject to the Zoning Code Noise Performance Standards per Section 37-50.180(a), including, but not limited to, the noise standard shall be 5.0 dBA lower between 9:00 p.m. and 7:00 a.m. in residential zone.
- c. 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 37-60.540: Expiration- transferability; recordation; rescission; revocation, of the Salinas Zoning Code.
- d. Alcohol sale shall not occur except in conjunction with the maintenance of the premises as a "bona fide public eating place," i.e. a place which is regularly, and in a bona fide manner, used and kept open for the serving of meals to guests for compensation and which has on-site kitchen facilities for cooking an assortment of foods required for ordinary meals.
- e. No off-sale alcohol sales shall be allowed. No alcoholic beverages shall be sold, dispensed, or offered for consumption except within the licensed premises.
- f. The applicant shall keep exterior access doors closed during evening and nighttime hours.
- g. A recycling and solid waste enclosure shall be maintained with capacity

adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite and the recycling and solid waste provisions shall be in conformance the City's solid waste service provider.

5. ***The alcohol-related use will neither adversely affect the welfare of the area nor of surrounding residentially zoned neighborhoods, giving due consideration to the distance of the proposed use from other alcohol-related uses; residentially zoned property, public schools, public playgrounds, and other similar uses; and giving further consideration to crime rates, calls for emergency services, and residential densities in the surrounding area.***

The alcohol related use would not adversely affect the welfare of the area and the surrounding residentially zoned neighborhood. The closest residences (two single-family detached dwellings; 841 and 903 Garden Way) are located to the south of the subject site. The site is located adjacent to a residential parcel, which is within 100 feet of the project site and is therefore subject to the Conditional Use Permit process pursuant to Section 37-50.030(c). The measured distance from the project site to the adjacent residential parcel when walking is approximately 280 feet away and located across a service drive aisle separated by a 6-foot-high wood fence. The closest park is La Paz Neighborhood Park (560 Roosevelt Street), which is located approximately 1,618 lineal feet away, and the closest school is Sherwood Elementary School (110 South Wood Street) is approximately 740 lineal feet away.

The closest alcohol related uses in the Cardenas Shopping Center are La Movida, an existing nightclub, Jugueria La Tropical, a restaurant, China House, a restaurant, El Barrio, a bar all with on-sale alcohol sales located within the same shopping center, and the Cardenas Market, which is an off-sale alcohol related use. The La Movida is subject to the conditions of CUP 2000-008, the Jugueria La Tropical is subject to the conditions of CUP 2021-029. Per City records, El Barrio, China House, and the Cardenas Market are not subject to any CUP. There has been an off-sale alcohol related use at Cardenas since at least 1987, El Barrio since at least 1985, and China House since 1982. Both La Movida and Jugueria La Tropical are located approximately 300-feet away at the opposite end of the Cardenas Shopping Center. El Barrio is located adjacent to the west, China House is located approximately 45 feet to the west, and the Cardenas Market is located approximately 180 feet to the east. The proposed alcohol related use does not qualify as an exception to the requirement to obtain a Conditional Use Permit because the proposed use is located within 100-feet of a residence as stipulated by the Zoning Code.

Per a Police Department Memorandum dated, May 12, 2025, the Salinas Police Department does not object to the approval of the Conditional Use Permit after giving due consideration to surrounding residentially zoned uses, nearby schools and playgrounds, crime rates and emergency service calls. The Police Department's overall 2023 average for statistics for Police Reporting Districts (PRDs) is 61.21. The site is located within PRD #54. The crime statistics for this

PRD are 67, which is above the PRD average. The Salinas Police Department does not object to the approval of the Conditional Use Permit after giving due consideration to surrounding residentially zoned uses, crime rates and emergency service calls and have set forth recommended conditions of approval including, but not limited to the following:

- a. 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.
- b. Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- c. All legal requirements be met so that the business be posted for trespassing and enforceable by the Police Department for Salinas City Code (SCC) 21-35.

PASSED AND APPROVED this 4th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on June 4, 2025, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Thomas Wiles, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

CONDITIONAL USE PERMIT NO. 2024-033

City of Salinas

Community Development Department

WHEREAS, the Salinas Planning Commission, at a public hearing duly noticed and held on June 4, 2025 has found that the proposed location of the use and the proposed conditions under which it would be operated and maintained will be in accordance with the objectives of the Salinas General Plan, the Salinas Zoning Code, and the purposes of the district in which the site is located; that the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and that the proposed conditional use complies with the provisions of this Zoning Code, including any specific conditions required for the proposed use; that the proposed on-sale alcohol-related use will neither adversely affect the welfare of the area nor nearby residentially zoned neighborhoods, giving due consideration to the distance of the proposed use from off-sale alcohol-related uses, residentially zoned property, public schools, public playgrounds, and other similar uses; and giving further consideration to crime rates, calls for emergency services, and residential densities in the surrounding area; and that this conditional use has been evaluated in accordance with the California Environmental Quality Act, as amended; an exemption from the California Environmental Quality Act,

NOW, THEREFORE, the Salinas Planning Commission hereby grants and issues Conditional Use Permit No. 2024-033 pursuant to *Article VI, Division 8: Conditional Use Permits*, of Chapter 37 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

ISSUED TO: Hipolito Vazquez Orellana

PROPERTY OWNER: East Alisal Associates et. al.

FOR USE: Establish and operate an on-sale alcohol related use (Type 41- On-Sale Beer and Wine – Eating Place) at an existing 1,320 square-foot restaurant.

ON PROPERTY LOCATED AT: 864 East Alisal Street

ASSESSOR'S PARCEL NO.: 004-631-022-000

ZONING DISTRICT: Commercial Retail – East Alisal Street/East Market
Street Focused Growth Overlay (CR-FG-5)

ENVIRONMENTAL REVIEW ACTION & DATE: Exempt from the California
Environmental Quality Act (CEQA) under Section 15061(b)(3) on June 4, 2025.

EXPIRATION DATE: None, once properly established, unless the subject alcohol-
related use ceases operation for a continuous period of six (6) months or more.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to operate an on-sale alcohol related use (Type 41 – On-Sale Beer and Wine – Eating Place) within an existing 1,320 square-foot restaurant located at the Cardenas Shopping Center within 100 feet of a residential dwelling unit.

Exhibit "A" Vicinity Map

Exhibit "B" Site Plan

Exhibit "C" Floor Plan

Exhibit "D" Salinas Police Department Memorandum dated May 12, 2025

LIMITATIONS ON USE

2. Hours of public operation shall be limited to: 8:00 a.m. to 8:00 p.m., seven (7) days a week.
3. The use is subject to the Zoning Code Noise Performance Standards per Section 37-50.180(a), including, but not limited to, the noise standard shall be 5.0 dBA lower between 9:00 p.m. and 7:00 a.m. in residential zone.
4. 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 Permit in accordance with *Section 37-60.540: Expiration- transferability; recordation; rescission; revocation*, of the Salinas Zoning Code.
5. Alcohol sale shall not occur except in conjunction with the maintenance of the premises as a "bona fide public eating place," i.e. a place which is regularly, and in a bona fide manner, used and kept open for the serving of meals to guests for compensation and which has on-site kitchen facilities for cooking an assortment of foods required for ordinary meals.
6. No off-sale alcohol sales shall be allowed. No alcoholic beverages shall be sold,

dispensed, or offered for consumption except within the licensed premises.

7. The alcohol related use shall be limited to 10:30 a.m. to 8:00 p.m., seven (7) days per week.
8. Pursuant to Zoning Code Section 37-50.030(f)(6), 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. Such training is required 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 regarding responsible beverage training shall be suspended only upon a finding by the City Planner that the training is not reasonably available.
9. The applicant shall keep exterior access doors closed during evening and nighttime hours.
10. Live entertainment shall not be permitted on-site.
11. No outdoor storage, display, or sale of merchandise of any kind will be permitted.
12. The City Planner may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The City Planner may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.
13. If the subject on-sale alcohol use ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.

FIRE PROTECTION REQUIREMENTS

14. All applicable requirements of the Salinas Fire Department including those items identified in Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.

CRIME PREVENTION REQUIREMENTS

15. The applicant or successor-in-interest shall comply with all requirements of the Salinas Police Department Memorandum dated May 12, 2025 identified in Exhibit "D".

RECYCLING AND SOLID WASTE DISPOSAL AREA

16. A recycling and solid waste enclosure shall be maintained with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite and the recycling and solid waste provisions shall be in conformance the City's solid waste service provider.

SIGNS

17. A Sign Permit issued in accordance with *Article V, Division 3: Signs* of the Salinas City Code and any applicable Master Sign Plan shall be required for all signs.
18. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with *Article 5, Division 3: Signs* of the Salinas Zoning Code, as may be amended from time to time.

MAINTENANCE

19. All paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.
20. The Applicant, or successor-in-interest, shall eradicate graffiti painted or marked on the facility within seventy-two (72) hours of occurrence pursuant to Municipal Code Section 5-03.19(a)(4).

UTILITIES/EQUIPMENT SCREENING

21. All new mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

22. The issuance of this Permit is required in addition to the issuance of an alcoholic beverage sales license from the State Alcoholic Beverage Control Board.
23. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain permits or licensing from any county, regional, state or federal agencies. If applicable, a City Business License shall be obtained prior to commencement of use.

MODIFICATION OF APPROVED USE AND PLANS

24. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

25. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, any violation of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance and/or other applicable laws, regulations or codes. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with *Article VI, Division 18: Enforcement and Penalties* of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

26. This Permit shall expire one year after its effective date unless:
 - a. The Alcohol Related use is established in conformance with the provisions of the Zoning Code and the State of California Alcoholic Beverage Control; or
 - b. The City Planner determines that substantial action has commenced to carry out the terms and intent of the Conditional Use Permit.

PERMIT VALIDATION

27. Pursuant to Zoning Code Section 37-60.530, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by

the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

28. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
29. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
30. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
31. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

32. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS CONDITIONAL USE PERMIT was approved by action of the Salinas Planning Commission on June 4, 2025, and shall become effective on the following date unless appealed to the City Council of the City of Salinas in accordance with Article VI, Division 17: Appeals:

Effective Date: June 17, 2025

Courtney Grossman
Planning Manager, City of Salinas

(Signatures Listed Below on Pages 7 through 8 Must Be Notarized)

THIS CONDITIONAL USE PERMIT is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: _____

Hipolito Vazquez Orellana
Applicant and Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

THIS CONDITIONAL USE PERMIT is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: _____

Andrew South, authorized signatory
East Alisal Associates et. al., Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

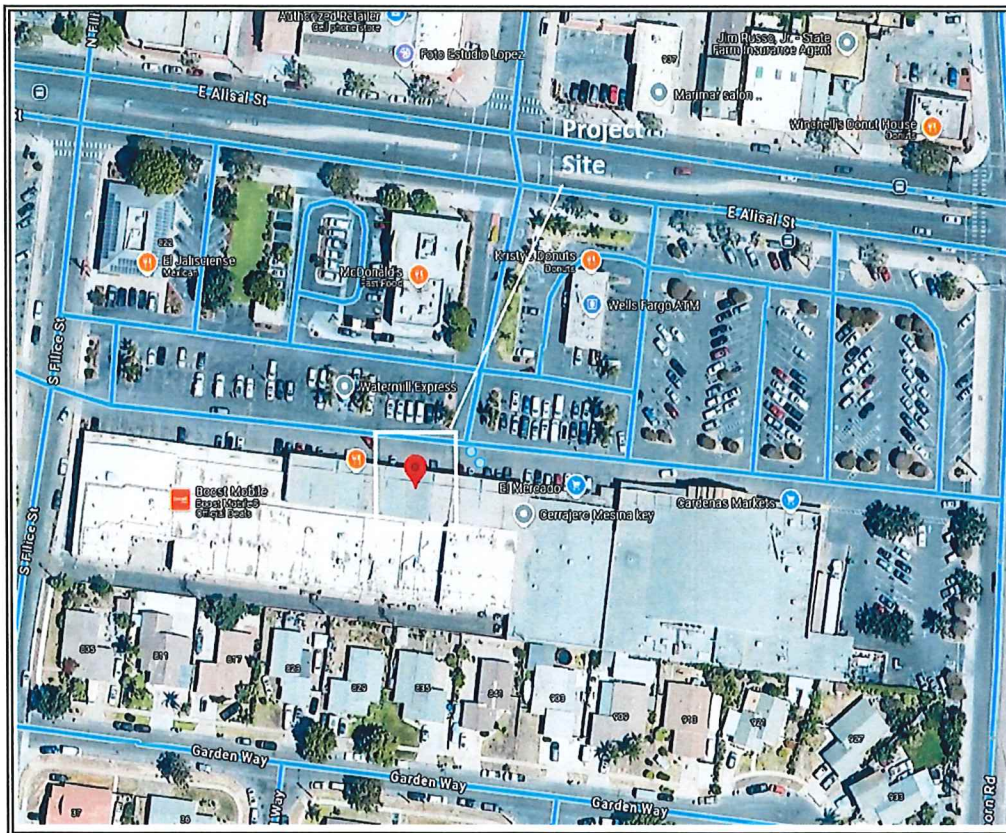
WITNESS my hand and official seal.

Signature _____



North

Vicinity Map



CONDITIONAL USE PERMIT 2024-033

864 East Alisal Street

Exhibit A

004-631-022-000

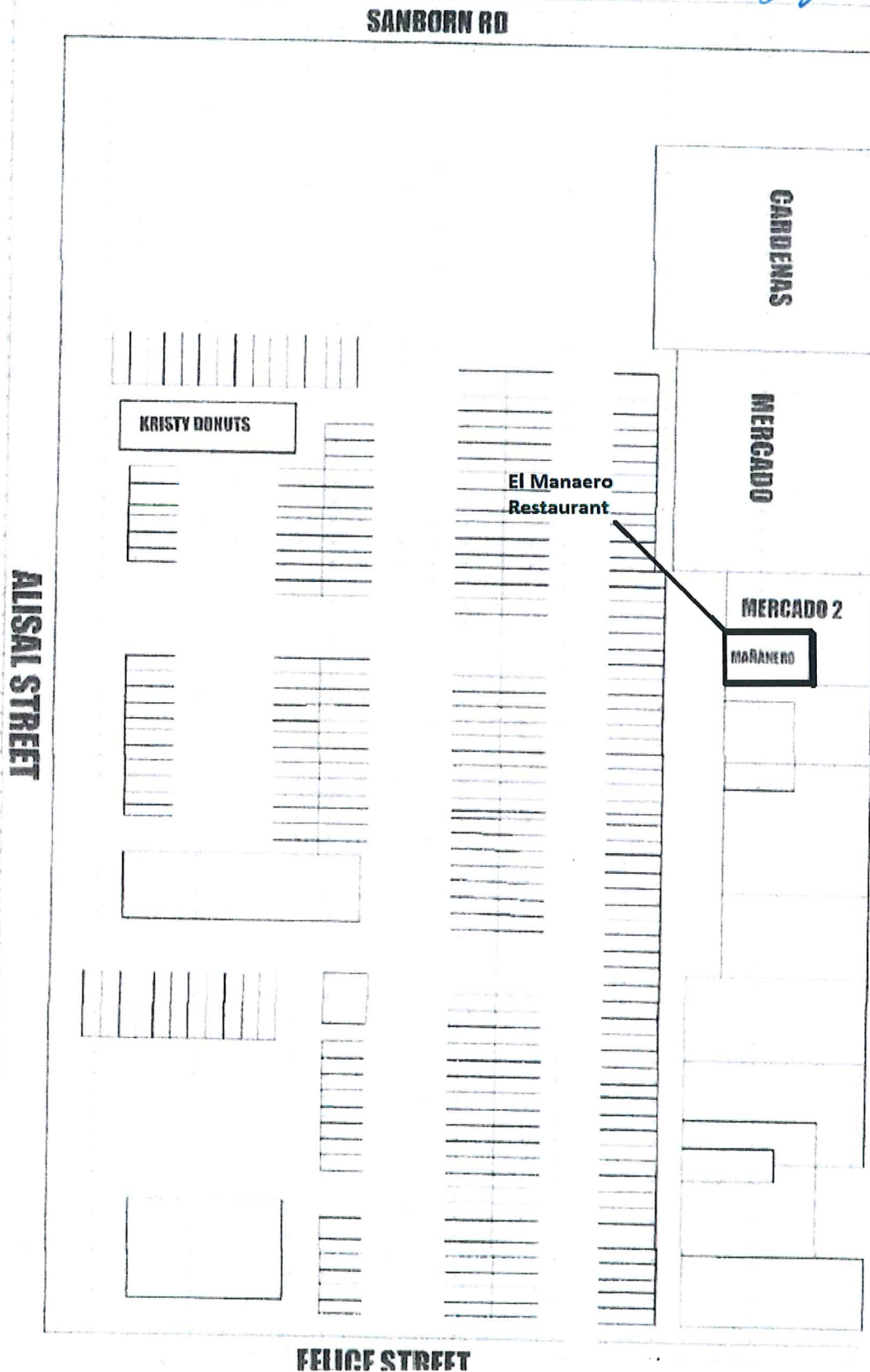


Exhibit B

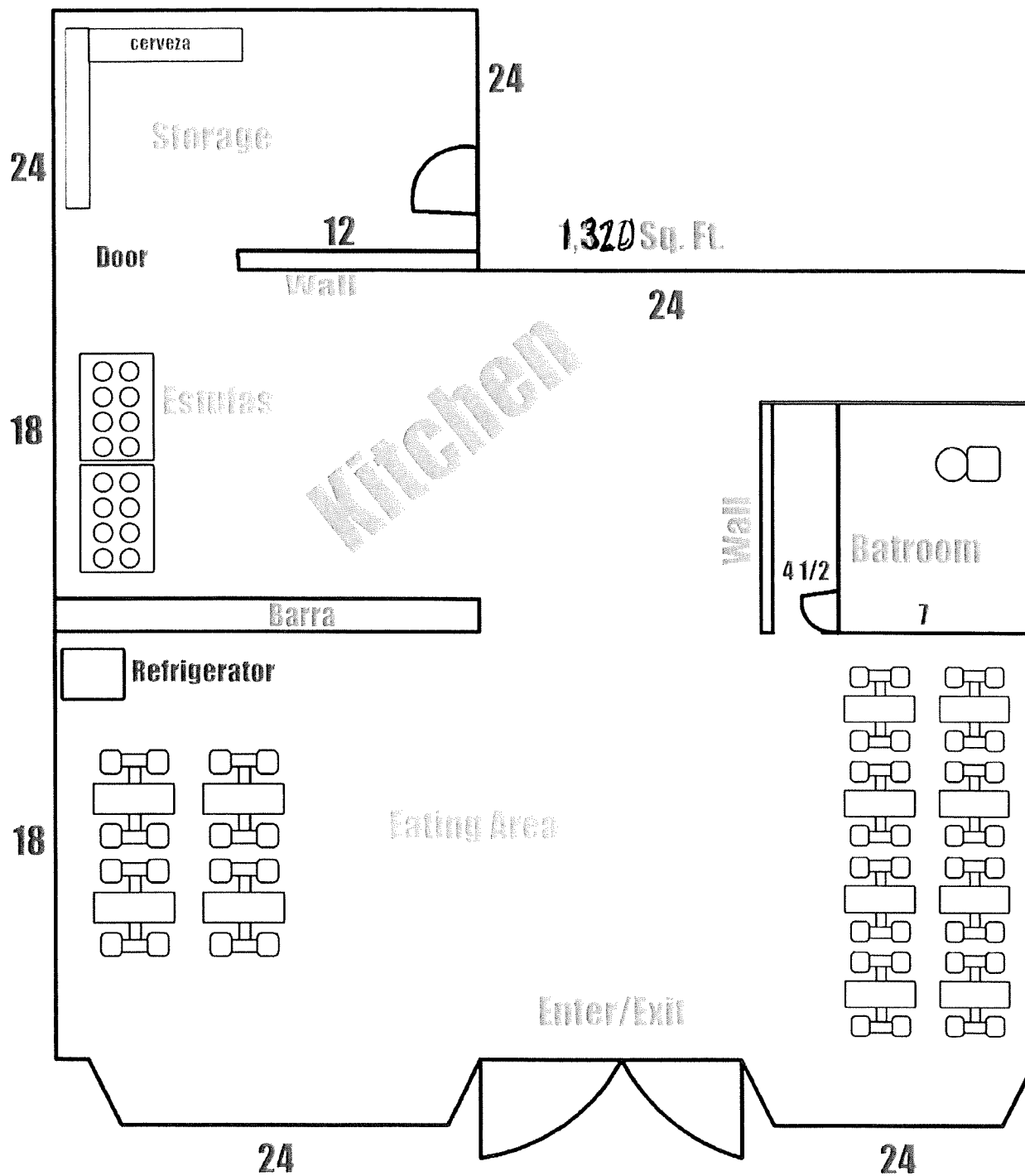


Exhibit c



CITY OF SALINAS

POLICE DEPARTMENT

MEMORANDUM

DATE: May 12, 2025

TO: Tom Wiles, Senior Planner

FROM: Gerardo Magana, Sergeant

SUBJECT: CUP 2024-033 (864 E. Alisal St.)

I have reviewed the provided information regarding CUP 2024-033, proposed alcohol license type 41 for location 864 E. Alisal St. Salinas, Ca. 93905.

This location is in Police Reporting District (PRD) #54. The police department's statistics office provided me with an overall 2023 average crime rate of 61.21 per PRD. According to the police department's statistics office, the crime statistics for 2023 for PRD #54 is 67, which is above the PRD average.

City of Salinas PRD #54	
Year 2023	
Murder	3
Robbery	2
Burglary	3
Rape	2
Aggravated Assault	3
Simple Assault	10
Stolen Vehicles	2
Larceny	3
Part Two Crimes	38
Arson	1
TOTAL	67
***all charges include attempted**	

PRD #54 is located on the Cardenas shopping center. 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.

It is my opinion that there may be an increase for police services for this project based on the fact PRD #54 has a higher-than-average crime rate in the City of Salinas.

Exhibit D

The Salinas Police Department does not object to the approval of CUP 2024-033, subject to the following recommendations:

- Digital surveillance system with **high quality** cameras focused on the points of sales, entrances/exits of the store 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.
- Ample lighting in the exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- All legal requirements be met so that the business be posted for trespassing and enforceable by the police department for Salinas City Code (SCC) 21-35.

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.

From:
To: [CurrPlanwebmail](#)
Subject: Opposition to CUP for Alcohol Sales Near Residential Area
Date: Thursday, April 24, 2025 5:24:57 PM

CAUTION: This message originated outside of the City of Salinas email system. Do not click on links or open attachments unless you are sure the content is safe.

Dear Thomas Wiles,

I am writing to formally express my strong opposition to the approval of the Conditional Use Permit to allow alcohol sales at 864 East Alisal Street, located near a residential neighborhood that has already experienced significant safety issues tied to existing alcohol-serving establishments in the area.

Our neighborhood has been negatively impacted by a nearby nightclub that operates under a similar permit. The community has endured repeated disturbances, including multiple hit-and-run incidents late at night (myself a victim) disturbances that put residents, children, and property at serious risk. Allowing another business to sell alcohol in such close proximity to our homes raises deep concerns about the cumulative impact on public safety, noise, traffic, and overall quality of life.

It is troubling that the safety of long-standing residents may be further compromised in favor of expanding nightlife in an area clearly not suited for it. I urge the city to consider the track record of harm already caused by one permit and to prevent further issues by denying this request.

I respectfully request that you reevaluate this CUP application and prioritize the safety and well-being of our community. Thank you for your time and consideration.