

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

May 9, 2024

Emerald Skyway LLC
c/o Denise Findley
1610 Moffett Street A
Salinas, CA 93905

RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB) LOCATED AT 61 TARP CIRCLE IN THE IGC-F (INDUSTRIAL – GENERAL COMMERCIAL – FLOOD OVERLAY) ZONING DISTRICT (APN: 003-282-042-000) (ZLTR 2024-006)

Dear Ms. Findley:

On April 10, 2024 the Community Development Department received your request for zoning information for the above referenced site in connection with a Commercial Cannabis Business (CCB) consisting of a dispensary.

The subject site is located in the IGC – F (Industrial – General Commercial – Flood Overlay) Zoning District (APN 003-282-042-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

North:	Industrial/Industrial – General Commercial – Flood Overlay (IGC-F)
South:	Industrial/Industrial – General Commercial – Flood Overlay (IGC-F)
East:	U.S. Highway 101
West:	Industrial/Industrial – General Commercial – Flood Overlay (IGC-F)

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

1. Conditional Use Permit 1990-012 (CUP 1990-012); and
2. Freeway Sign Plan 1990-002 (FSP 1990-002)

Zoning Analysis of the proposed CCB.

1. **Dispensary:** Dispensary, which is most closely defined as Retail Sales per Zoning Code Section 37-10.420, is permissible in the underlying IGC-F Zoning District through the Site Plan Review (SPR) process per Zoning Code Section 37-30.310, Table 37-30.130. However, per Footnote 4 of Zoning Code Section 37-30.310, Table 37-30.130, in Industrially-zoned Districts, such as IGC-F, only accessory retail sales, limited to 30% of the total square-footage of all structures

on a site or 2,500 square-feet, whichever is less, shall be allowed excluding convenience stores. Goods being sold at retail must be limited to those uses, which are permitted uses requiring a SPR, or uses which require a Conditional Use Permit on the site. Because of this, a Dispensary only Commercial Cannabis Business (CCB) would not be permitted on-site because it is not accessory retail sales.

Analysis of Sensitive Uses:

The CCB must not be within a 1,000-foot radius of schools, churches, libraries, colleges, smoke shops, hookah lounges or other sensitive uses as in described in S.M.C Section 16B-30.70, unless otherwise allowed per the Municipal Code. Per available records, City staff has determined that the proposed CCB is located within a 1,000-foot radius of several sensitive uses (measured from parcel to parcel), as follows:

1. 295 Sun Way; park and recreation facility - Exhibition Grounds, 630 feet away
2. 10 Simas Street: religious assembly – Celebration Church, 380 feet away
3. 319 East Market Street: retail with on-sale alcohol sales – Smart and Final, 700 feet away
4. 153 Griffin Street: restaurant with on-sale alcohol sales – El Kora Restaurant – 775 feet away
5. 107 Kern Street: restaurant with on-sale alcohol sales – Los Altos Restaurant – 805 feet away
6. 145 Griffin Street; religious assembly – Church of Christ - 746 feet away

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.

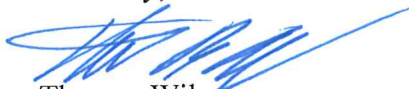
Zoning information may be accessed via the Internet at the following link (look for Chapter 37 Zoning at the bottom left side column):

<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.

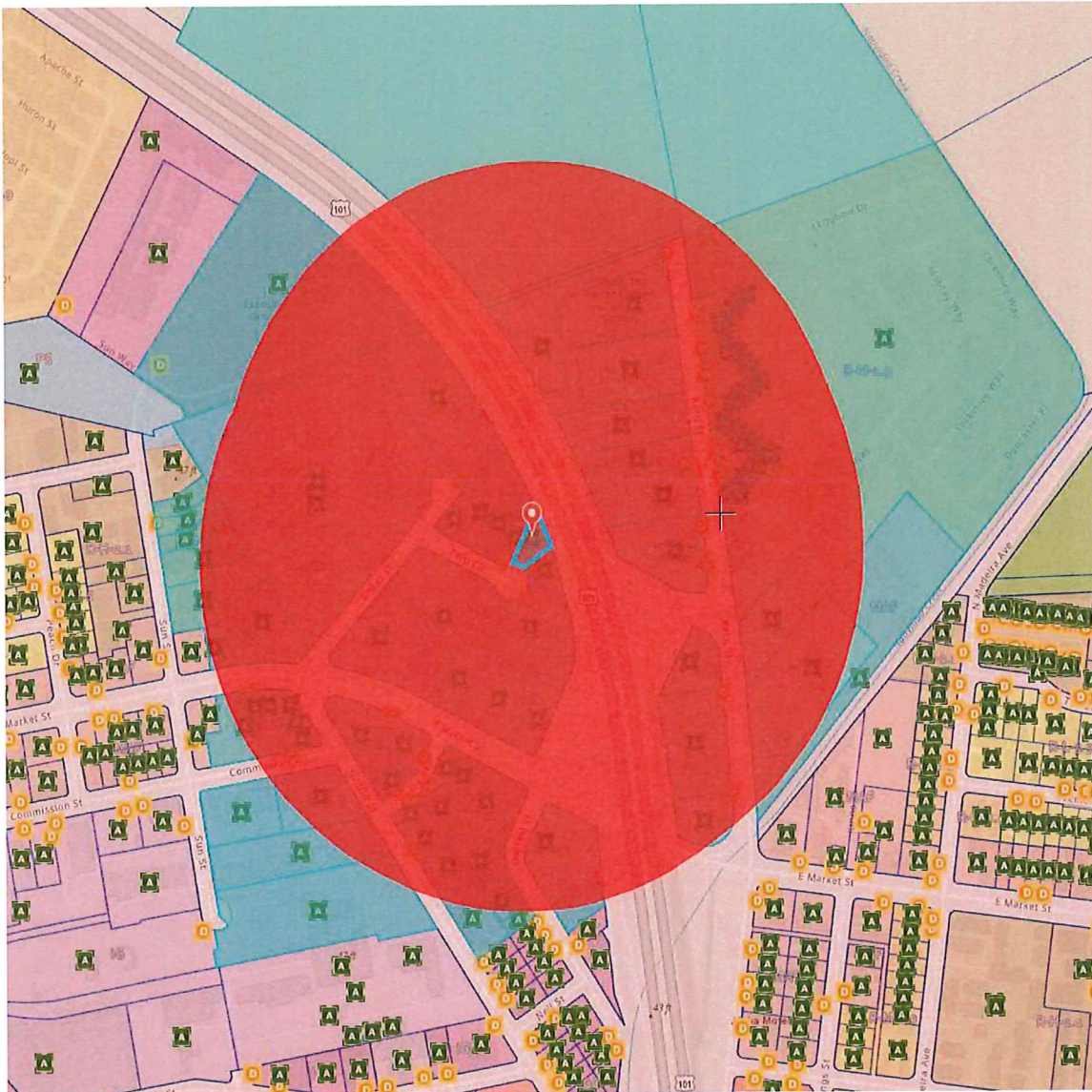
Sincerely,



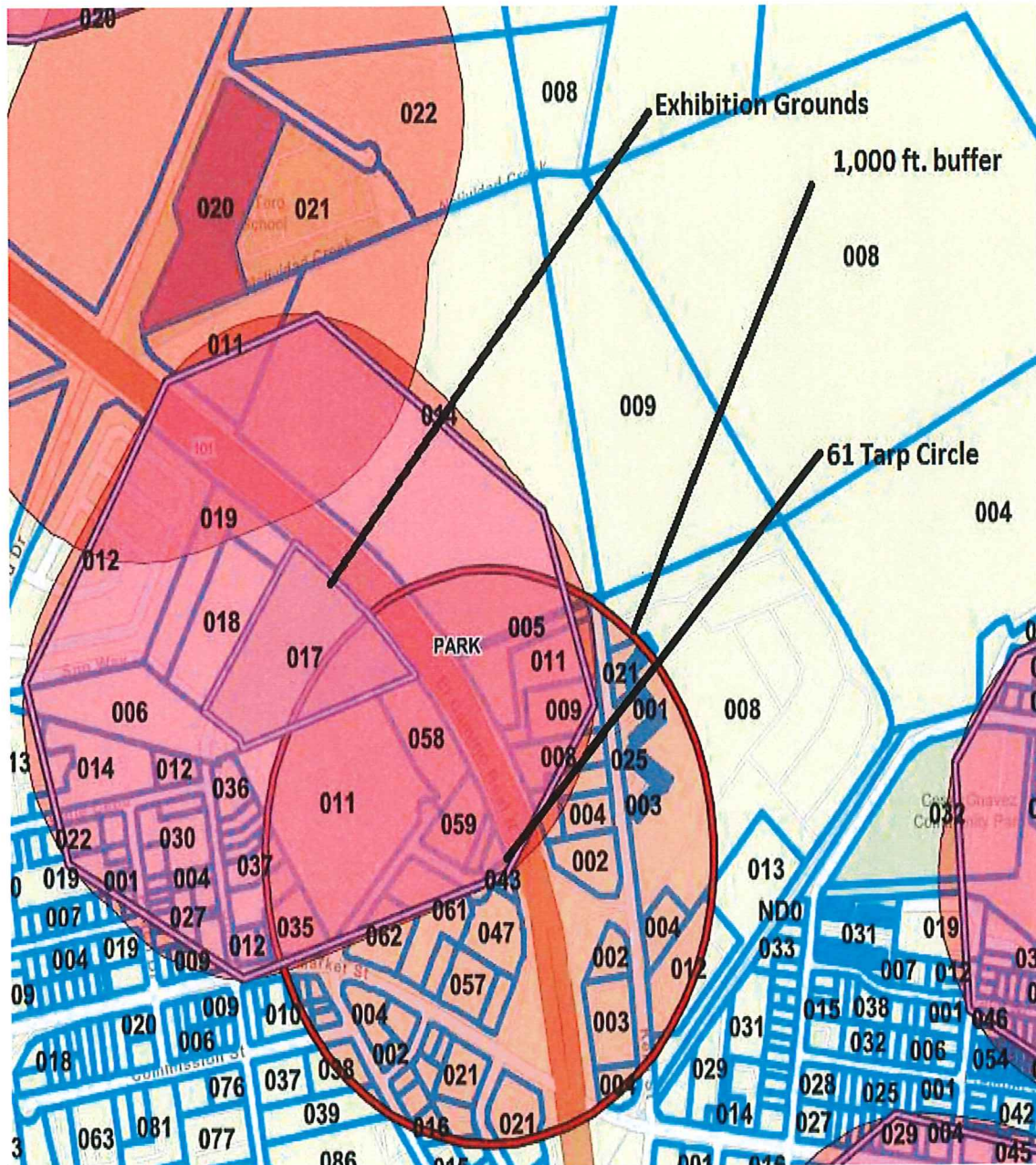
Thomas Wiles
Senior Planner

Enclosures: Map of Parcels Within 1,000 Feet of 61 Tarp Circle
Sensitive Use Maps for 61 Tarp Circle
Property Report for 61 Tarp Circle

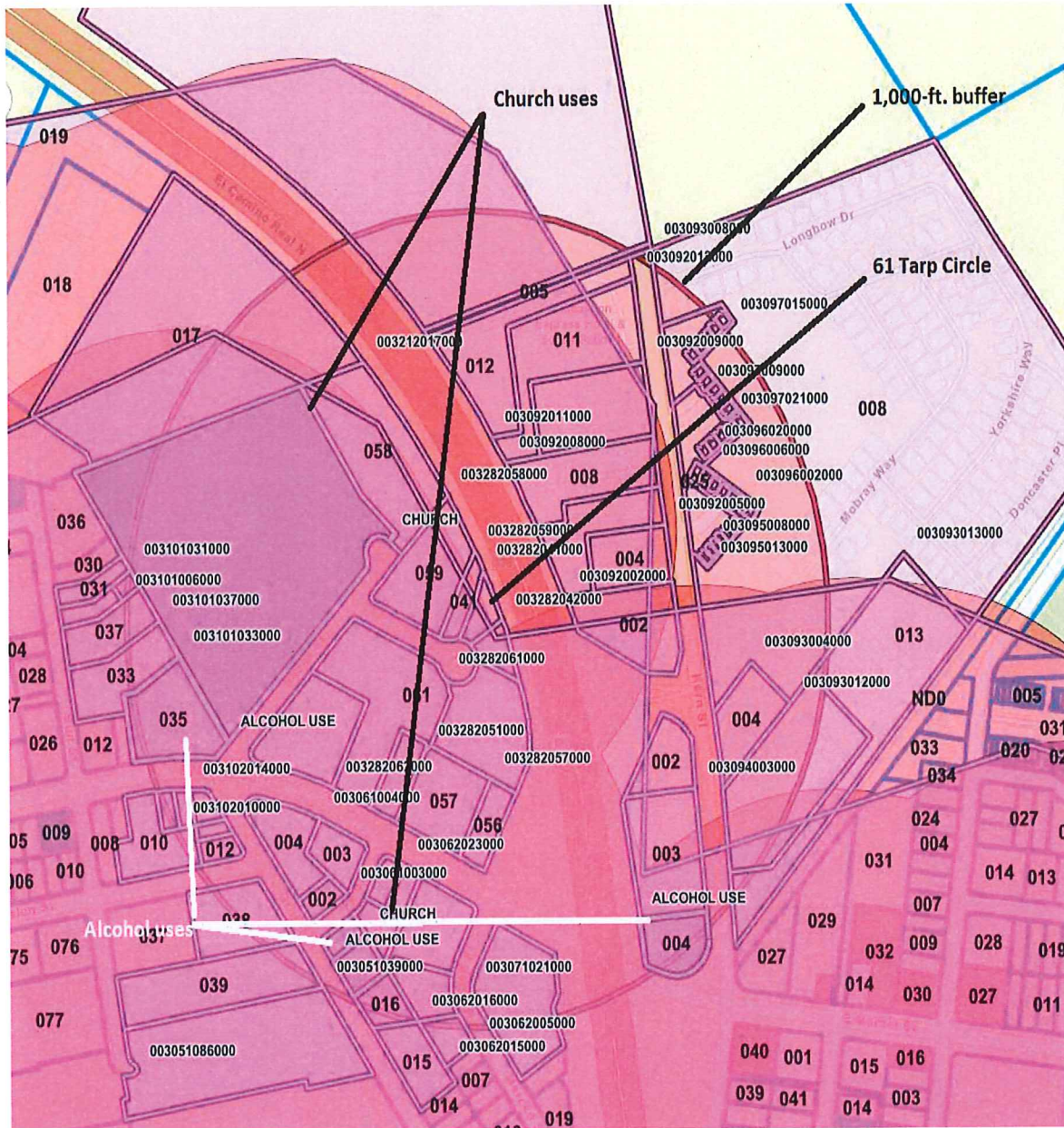
Map of subject property with a 1000-foot buffer



Proximity of 61 Tarp Circle to Sensitive Uses per Municipal Code Section 5-07.27(a)(1) and (2)



**Proximity of 61 Tarp Circle to Sensitive Uses per Municipal Code
Section 5-07.27(a)(3)(4)(5)(6) and (7)**

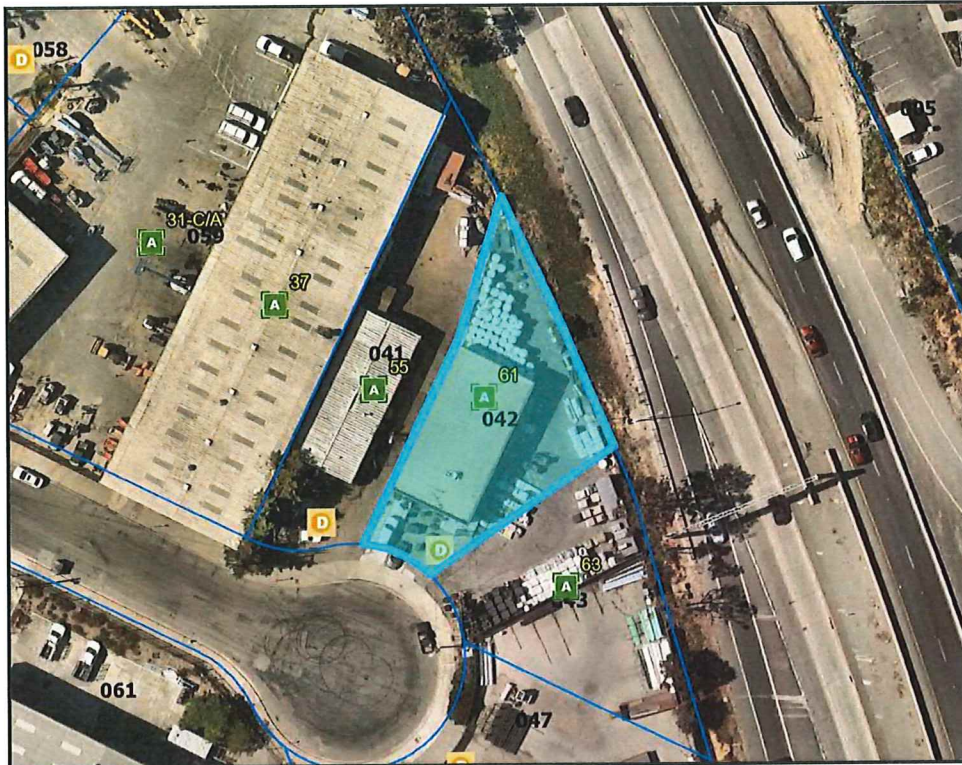


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City of Salinas Property Report

Site Address: 61 TARP CIR



Site Address(es):

61 TARP CIR

Owner Information 1

Assessor Parcel Number: 003282042000
Site Address: 61 TARP CIR
Record Date: 05/26/2006 07:00:00
Owner Name: GROENIGER FAMILY LAND COMPANY LLC
In Care Of:
DBA:
Owner Address: 331 GUADALUPE TER
Owner City/State/ZIP: FREMONT, CA 94539

Owner Information 2

Assessor Parcel Number: 003282042000
Site Address: 61 TARP CIR
Record Date: 11/10/2020 08:00:00
Owner Name: BECKWITH PAUL & KRISTEN
In Care Of:
DBA:
Owner Address: 10 GREENFIELD DR
Owner City/State/ZIP: MORAGE, CA 94556

Owner Information 3



City of Salinas Property Report

Site Address: 61 TARP CIR

Assessor Parcel Number: 003282042000
Site Address: 61 TARP CIR
Record Date: 11/10/2020 16:00:00
Owner Name: BECKWITH PAUL & KRISTEN
In Care Of:
DBA:
Owner Address: 10 GREENFIELD DR
Owner City/State/ZIP: MORAGE, CA 94556

Owner Information 4

Assessor Parcel Number: 003282042000
Site Address: 61 TARP CIR
Record Date: 11/10/2020 16:00:00
Owner Name: BECKWITH PAUL & KRISTEN
In Care Of:
DBA:
Owner Address: 10 GREENFIELD DR
Owner City/State/ZIP: MORAGE, CA 94556

Owner Information 5

Assessor Parcel Number: 003282042000
Site Address: 61 TARP CIR
Record Date: 11/10/2020 16:00:00
Owner Name: BECKWITH PAUL & KRISTEN
In Care Of:
DBA:
Owner Address: 10 GREENFIELD DR
Owner City/State/ZIP: MORAGE, CA 94556

High School District: SALINAS UNION HIGH
Middle School District: SALINAS CITY
Elementary School District: SALINAS CITY

FEMA Flood Zone: AH
FEMA Description:

Square Feet (Estimated): 0.00
Acres (Estimated): 0.23
Census Tract: 18.02

Mayor: Kimbley Craig
City Council Representative: Orlando Osornio
City Council District: 4



City of Salinas Property Report

Site Address: 61 TARP CIR

Subdivision No.: 69
Subdivision Name: INTER CITY COMMERCIAL TRACT
Subdivision Year: 1948
Seismic Risk Zone: IV
Police Beat: 8
Police District: 184
Fire Station (1st Response): 6

Zoning District(s):

IGC/Industrial-General Commercial
IGC/Industrial-General Commercial

Zoning Overlay(s) And Designation(s):

F

Land Use(s):

General Commercial/Light Industrial

Case File(s):

Case No.	Site Address	Date Started	Date Closed	Case Summary
13993	61 TARP CIR	07/24/2006	07/24/2006	SUBA DISTRICT
ENV1711-0010	61 TARP CIR	11/07/2017	11/07/2017	CENTRAL COAST GARDEN & FARM SUPPLY

Building Permit(s):

Permit No.	Site Address	Date Issued	Date Finaled	Date Expired	Description
67-12336	61 TARP CIR	02/14/1967	05/22/1967		WAREHOUSE & OFFICE
68-13488	61 TARP CIR	04/11/1968	06/12/1968		EXTEND LOADING DOCK
72-2095	61 TARP CIR	03/27/1972	05/23/1972		ALIGNMENT PIT
89-B934	61 TARP CIR	09/13/1989	04/17/1990		REPAIR FIRE DAMAGED ROOF REPLACE CONDUIT AND ELECTRICAL FIXT
90-B141	61 TARP CIR	02/16/1990	07/03/1990		FRONTATE STRUCTURE ALTERATION CONSTRUCT HANDICAP RAMP AND S
90-B292	61 TARP CIR	04/10/1990		04/26/1991	UPGRADE ELECTRICAL SERVICE FROM 100 AMP TO 200 AMP AND ADD P
90-B334	61 TARP CIR	04/25/1990	05/25/1990		INSTALL DOUBLE FACED FREE-STANDING POLE SIGN AND 1 SET OF IN
90-B366	61 TARP CIR	05/01/1990		05/16/1991	INSTALL 8 LIGHT POLES
94-30046	61 TARP CIR			03/02/1995	SIGNS; 1 PYLON SIGN 1 MONUMENT SIGN 1 RACEWAY SIGN
95-32873	61 TARP CIR	06/15/1995		01/23/1998	INSTALL TWO POLE SIGNS AND ONE WALL SIGN FOR SALINAS TOYOTA
P16-0227	61 TARP CIR	09/27/2016	10/13/2016		Install 3/4" Backflow Preventor and 2 Gallon Expansion Tank



City of Salinas Property Report

Site Address: 61 TARP CIR

Planning Permits & Projects:

<i>Project No.</i>	<i>Project Name</i>	<i>Site Address</i>	<i>Date Approved</i>	<i>Date Closed</i>	<i>Date Expired</i>
<i>ZIQ2019-004</i>	<i>Signs</i>	<i>61 TARP CIR</i>		<i>11/25/2019</i>	
<i>FSP1990-002</i>	<i>120 sf ds, 35' high fs sign/63 sf bldg s</i>	<i>61 TARP CIR</i>	<i>04/04/1990</i>		
<i>CUP1990-012</i>	<i>Freeway signs</i>	<i>61 TARP CIRCLE</i>	<i>04/20/1990</i>		

Encroachment(s):

<i>Permit No.</i>	<i>Site Address</i>	<i>Date Issued</i>	<i>Date Finaled</i>	<i>Date Expired</i>	<i>Description</i>
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Assessment District(s):

Tree Summary: