



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

April 27, 2023

Denise Findley
183 Main Street
Rio Vista, CA 94571

RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB) LOCATED AT 245 MERCED STREET IN THE INDUSTRIAL-GENERAL COMMERCIAL – FLOODING OVERLAY (IGC-F) ZONING DISTRICT (APN: 003-071-019-000) (ZLTR 2023-002)

Dear Ms. Findley:

On April 14, 2023, 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 Industrial-General Commercial-Flooding Overlay (IGC-F) Zoning District (APN: 003-071-019-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

North:	Industrial-General Commercial (IGC-F), Single-Family Residential
South:	Industrial-General Commercial (IGC-F), Warehouses and Single-Family Residential
East:	U.S. Highway 101
West:	Industrial-General Commercial (IGC-F), Single-Family Residential and Storage Building

Zoning Analysis of the proposed CCB.

- 1. Dispensary:** Dispensary, which is most closely defined as Retail Sales per Zoning Code Section 37-10.420, would be permissible in the underlying Zoning District.

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. 347 E. Alisal Street, off-site alcohol sales (500 feet away) CVS Pharmacy
2. 153 Griffin Street, on-site alcohol sales (622 feet away) El Kora Restaurant
3. 107 Kern Street, on-site alcohol sales (490 feet away) Los Altos Restaurant
4. 385 E. Alisal Street, off-site alcohol sales (613 feet away) AM PM
5. 221 Kings Street, Church (800 feet away) New Hope Baptist Church
6. 145 Griffin Street, Church (670 feet away) Church of Christ Salinas
7. 473 E. Market Street, on-site alcohol sales (755 feet away) Culturas Hidalgo y Oaxaca Restaurant
8. 458 E. Market Street, off-site alcohol sales (565 feet away) Shell Gas Station
9. 487 E. Market Street, on-site alcohol sales (920 feet away) Marion's Night Club

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 245 Merced Street (APN: 003-071-019-000)
Map of Parcels within 1,000 Feet of 245 Merced Street
Portion of Sensitive Use Map for Subject Site



City of Salinas Property Report

Site Address: 245 MERCED ST + 3 More

Owner Address: 245 MERCED ST

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: AH

FEMA Description:

Square Feet (Estimated): 0.00

Acres (Estimated): 0.30

Census Tract: 145

Mayor: Kimbley Craig

City Council Representative: Orlando Osornio

City Council District: 4

Subdivision No.: 34

Subdivision Name: NEIL ADDITION

Subdivision Year: 1931

Seismic Risk Zone: IV

Seismic Risk Zone: UNDETERMINED

Police Beat: 8

Police District: 101

Fire Station (1st Response): 6

Zoning District(s):

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
13914	245 MERCED ST #A	07/24/2006	07/24/2006	SUBA DISTRICT

Building Permit(s):

Permit No.	Site Address	Date Issued	Date Finaled	Date Expired	Description
71-1561	245 MERCED ST C/A	09/07/1971	03/07/1972		SHOP STORAGE BLDG & STORE
77-302	245 MERCED ST #A	03/31/1977			UPGRADE TO FIRE DEPT. REQRMENTS DATED 2.17.77



City of Salinas Property Report

Site Address: 245 MERCED ST + 3 More

Building Permit(s):

<u>Permit No.</u>	<u>Site Address</u>	<u>Date Issued</u>	<u>Date Finaled</u>	<u>Date Expired</u>	<u>Description</u>
84-P092	245 MERCED ST #A	03/30/1984	04/02/1984		5 GAS OUTLETS
90-R056	245 MERCED ST #A	02/21/1990		04/17/1991	TEAR OFF OLD TAR & GRAVEL ROOF AND REPLACE WITH NEW TAR AND
90-R108	245 MERCED ST #A	04/10/1990	06/20/1990		TEAR OFF TAR AND GRAVEL AND REAPPLY SAME
91-21284	245 MERCED ST #A	09/09/1991		03/06/1992	INSTALL AWNING
95-34880	245 MERCED ST #B	12/20/1995		12/20/1996	TEAR OFF COMP SHINGLES REAPPLY SAME CLASS A (SMALL HOUSE I
R3-17	245 MERCED ST #A	10/03/1983	05/22/1986		REROOF

Planning Permits & Projects:

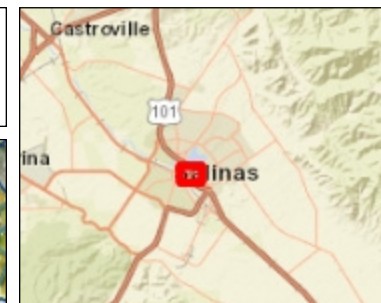
<u>Project No.</u>	<u>Project Name</u>	<u>Site Address</u>	<u>Date Approved</u>	<u>Date Closed</u>	<u>Date Expired</u>
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Encroachment(s):

<u>Permit No.</u>	<u>Site Address</u>	<u>Date Issued</u>	<u>Date Finaled</u>	<u>Date Expired</u>	<u>Description</u>
PermitNo	245 MERCED ST #C/A	11/15/2007	11/22/2007		Dumpster

Assessment District(s):

Tree Summary:



 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 @ U.S. 101 |
|  | G-2 - North Main Street @ U.S. 101 |
|  | G-3 - West Market Street @ Davis Street |
|  | G-4 - South Main Street @ Blanco Street |
|  | G-5 - Sanborn Road @ 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 |



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.

