

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2024-10**

**RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A  
THIRD AMENDMENT TO PLANNED UNIT DEVELOPMENT PERMIT 2014-001 TO  
CHANGE THE EXTERIOR BUILDING ELEVATIONS, ADD ADDITIONAL  
EXTERIOR COLORS TO THE APPROVED COLORS AND MATERIALS BOARD,  
ADD NEW EXTERIOR SIGNS, AND INCREASE MAXIMUM SIGN AREA IN  
CONNECTION WITH A PROPOSAL TO CREATE MULTIPLE TENANTS WITHIN  
THE FORMER TWO-STORY 137,366 SQUARE-FOOT SEARS STORE ON A 2.85-  
ACRE PROJECT SITE LOCATED AT THE NORTHRIDGE MALL SHOPPING  
CENTER AT 1100 NORTHRIDGE MALL IN THE COMMERCIAL RETAIL (CR)  
ZONING DISTRICT  
(PUD 2024-001)**

**WHEREAS**, on October 16, 2024, the Salinas Planning Commission, at the request of the Applicant and Property Owner Ethan Conrad Properties, held a duly noticed public hearing to consider Planned Unit Development Permit 2024-001, a Third Amendment to Planned Unit Development Permit 2014-001 to change the exterior building elevations, add additional exterior colors to the approved colors and materials board, add new exterior signs, increase maximum sign area in connection with a proposal to create multiple tenants within the former two-story 137,366 square-foot Sears store on a 2.85-acre project site located at the Northridge Mall Shopping Center at 1100 Northridge Mall in the Commercial Retail (CR) Zoning District (Assessor's Parcel Number: 253-201-054-000); 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** by the Salinas Planning Commission that it recommends that the City Council approve Planned Unit Development Permit 2024-001; 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 a Class 32 Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines;***

The project has been determined to be exempt from the California Environmental Quality Act under Section 15332 (*In-fill Development Projects*) of the CEQA Guidelines. The project to change the exterior building elevations, add additional exterior colors to the approved colors and materials board, add new exterior signs, and exceed the maximum allowed sign area in connection with a proposed to create multiple tenants within the former two-story 137,366 square-foot Sears store on a 2.85-acre project site located at the Northridge Mall Shopping Center, which is less than five (5) acres. The site is served by existing utilities and public services and approval of the project does not result in any significant effects relating to traffic, noise, air quality or water quality.

For the Planned Unit Development Permit:

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

The subject site is located in the CR (Commercial Retail) District. One of the purposes of this district is to provide areas for a wide range of commercial uses, such as the existing regional shopping center and the proposed creation of multiple tenants within the former two-story 137,366 square-foot former Sears store on a 2.85-acre project site located at the Northridge Mall Shopping Center. The proposed development would be in accord with the Zoning Code and the purposes of the CR District.

3. ***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 the general welfare of the City of Salinas; and***

The site is designated Retail by the Salinas General Plan, which allows for a variety of retail uses such as retail stores, restaurants, hotels, personal services, business services, and financial services. Adjacent land uses include commercial uses to the north and east, residential to the south, and U.S. Highway 101 and the Salinas Auto Center to the west. The subject property is not located in a Specific Plan area. The project will not be detrimental to the surrounding neighborhood because the proposed building revisions will be located within the existing shopping center. The proposed colors and materials of the proposed project are in compliance with those for the Northridge Mall.

The project is not proposing to remove any existing off-street parking spaces and will restore missing parking lot landscaping and irrigation. Per Condition No. 12 of PUD 2014-001 and Condition No. 11 of PUD 2024-001, a minimum of 5,224 off-street parking spaces are required for the entire shopping center in conformance with the zoning code. Therefore, the proposed project conforms with the minimum requirements to provide off-street parking.

Allowing the proposed 120% increase sign area of 811.63 square-feet (136.15 square-feet over the maximum allowed 675.48 square-feet) would not be detrimental to the surrounding neighborhood. The proposed project exceeds two-acres in size and the proposed signs and increase in sign area may be considered reasonable and necessary.

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

The proposed Planned Unit Development will not represent an exception to the standards of the Zoning Code. Many of the terms and conditions of the previous Planned Unit Development Permits have been implemented. Prior to final inspection of the first building permit related to the reconfiguration of the former Sears building, the Applicant or successor-in-interest shall obtain a written recorded Reciprocal Easement Agreement (REA) allowing access into and within the Northridge Mall Shopping Center for Assessor Parcel Number 253-201-054-000

**PASSED AND APPROVED** this 16th day of October 2024, by the following vote:

AYES: Chairperson McKelvey Daye, Commissioners Gonzalez, Manzo, Meeks, Purnell

NOES: None


ABSTAIN: None

ABSENT: Commissioners Burrola, Ramos

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 October 16, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 10/17/24

  
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Courtney Grossman  
Secretary