SALINAS PLANNING COMMISSION
RESOLUTION NO. 2018-10

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE CONTINUED OPERATION OF AN OUTDOOR MARKET ON SUNDAYS AT THE SALINAS SPORTS COMPLEX
(M 2017-003)

WHEREAS, the City of Salinas (City) owns that certain real property located on North Main Street on which sit the facilities and the improvements known as the "Salinas Sports Complex"; and

WHEREAS, the City and the California Rodeo Association (Rodeo Association) have entered into a lease agreement pursuant to which the Rodeo Association operates the Salinas Sports Complex and hosts events and activities for the community; and

WHEREAS, on June 17, 2003, the Salinas City Council adopted Resolution No. 18280 which established an exemption for the Salinas Sports Complex from the City's Temporary Use of Land Requirements for certain types and numbers of events; and

WHEREAS, Resolution No. 18280 established the maximum number of "Flea Markets" which may be held at the Salinas Sports Complex each year at five (5) for a maximum of five (5) days each year; and

WHEREAS, on March 21, 2017, with the support of the Rodeo Association, El Mercado Popular, Inc. submitted a request to operate an "Outdoor Market" at the Salinas Sports Complex every Wednesday from 4:00 pm to 8:00 pm; and

WHEREAS, on April 4, 2017, the Salinas City Council held a duly noticed public hearing to consider an "Outdoor Market" at the Salinas Sports Complex on Wednesdays and Council adopted Resolution No. 21144 which allowed an operation of an Outdoor Market at the Salinas Sports Complex on Wednesdays, commencing operation on April 26, 2017; and

WHEREAS, per Condition 3.e. of Resolution No. 21144, no sooner than five (5) months from the date of the first Outdoor Market following City Council approval, the Planning Commission will hold a public hearing and determine appropriate actions and conditions for the continued operation of the market; and

WHEREAS, the Salinas City Council previously found the operation of an Outdoor Market at the Salinas Sports Complex exempt from the California Environmental Quality Act (CEQA); and

WHEREAS, the Salinas City Council previously further found that the operation of an Outdoor Market at the Salinas Sports Complex is consistent with Salinas Zoning Code Section 37-10.070 as proper and in the public interest; and

WHEREAS, on October 18, 2017, the Planning Commission held a duly noticed public hearing per Condition 3.e. of Resolution No. 21144 to determine appropriate actions and conditions for the continued operation of the market. Accordingly, the Planning Commission adopted Resolution No. 2017-07 to continue operation of the Outdoor Market on Wednesdays for a maximum period of six (6) months from the date of Planning Commission approval; and

WHEREAS, on March 6, 2018, the Salinas City Council held a duly noticed public hearing per Condition 4. of Planning Commission Resolution No. 2017-07 to determine appropriate actions and conditions for the operation of an Outdoor Market on Wednesdays and Sundays with a maximum of 110 vendors. Accordingly, the City Council adopted Resolution No. 21346 to allow for continued operation of an Outdoor Market on Wednesdays, expand the number of vendors, and allow for operations on Sundays; and

WHEREAS, on July 18, 2018, the Salinas Planning Commission held a duly noticed public hearing per Condition 5.d. of Resolution No. 21346 to recommend appropriate actions and conditions for the continued operation of an Outdoor Market on Sundays to the Salinas City Council; and

WHEREAS, the Salinas Planning Commission considered the evidence presented to it, including public testimony, and hereby found that the continued operation of an Outdoor Market on Sundays per Resolution No. 21346, subject to certain limitations and conditions, is consistent with the lease agreement entered into between the City and the Rodeo Association.

NOW, THEREFORE, BE IT RESOLVED BY THE SALINAS PLANNING COMMISSION as follows:

1. That the Planning Commission approves the continued operation of an Outdoor Market at the Salinas Sports Complex per Resolution No. 21346, which was approved by the City Council on March 6, 2018, and that all terms and conditions of said Resolution shall remain in full force and effect except as requested in No. 2 below.

2. Planning Commission recommends that Condition No. 5 of Resolution No. 21346 be revised by the City Council to reflect the following (changes in underline/strikethrough format):

   "5. The Sunday Outdoor Market shall ~~be limited in duration to a six (6) month initial trial period following the date of City Council approval and~~ comply with the following conditions:

a. Hours of operation shall be limited from 1:00 p.m. to 9:00 p.m. on Sunday.

b. Vendor access shall be limited from 12:00 p.m. to 10:00 p.m. on Sunday

c. No more than ~~twenty~~ forty (~~20~~40) Sunday outdoor market events shall be held ~~within the six-month period~~ every calendar year.

~~d. Four months from the date of the first Outdoor Market following City Council approval, the Planning Commission will hold a public hearing and determine appropriate actions and conditions for the continued operation of the Outdoor Market on Sunday. Prior to the Planning Commission meeting, the Applicant or successor-in-interest shall submit a report to the Community Development Department providing information regarding economic benefit to the City, vendors including number of local businesses, number of visitors and vehicles, and description of any incidents that have occurred.~~

~~e. To continue operation beyond the six-month trial period, the City Council must adopt a new resolution after conducting a duly held public hearing~~."

PASSED AND ADOPTED this 18th day of July 2018, by the following vote:

AYES: Chairperson Nohr, Commissioners Giffin, Griffin, Lutes, Meeks, Ottone

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

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 adopted by the affirmative and majority vote of said Planning Commission at a meeting held on July 18, 2018, 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

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