

**Planned Unit Development Permit 2024-001;
Third Amendment to Planned Unit Development
Permit 2014-001 located at the Northridge Mall
Shopping Center at 1100 Northridge Mall in the
Commercial Retail (CR) Zoning District**



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Community Development Department
Tuesday, November 19, 2024

Executive Summary

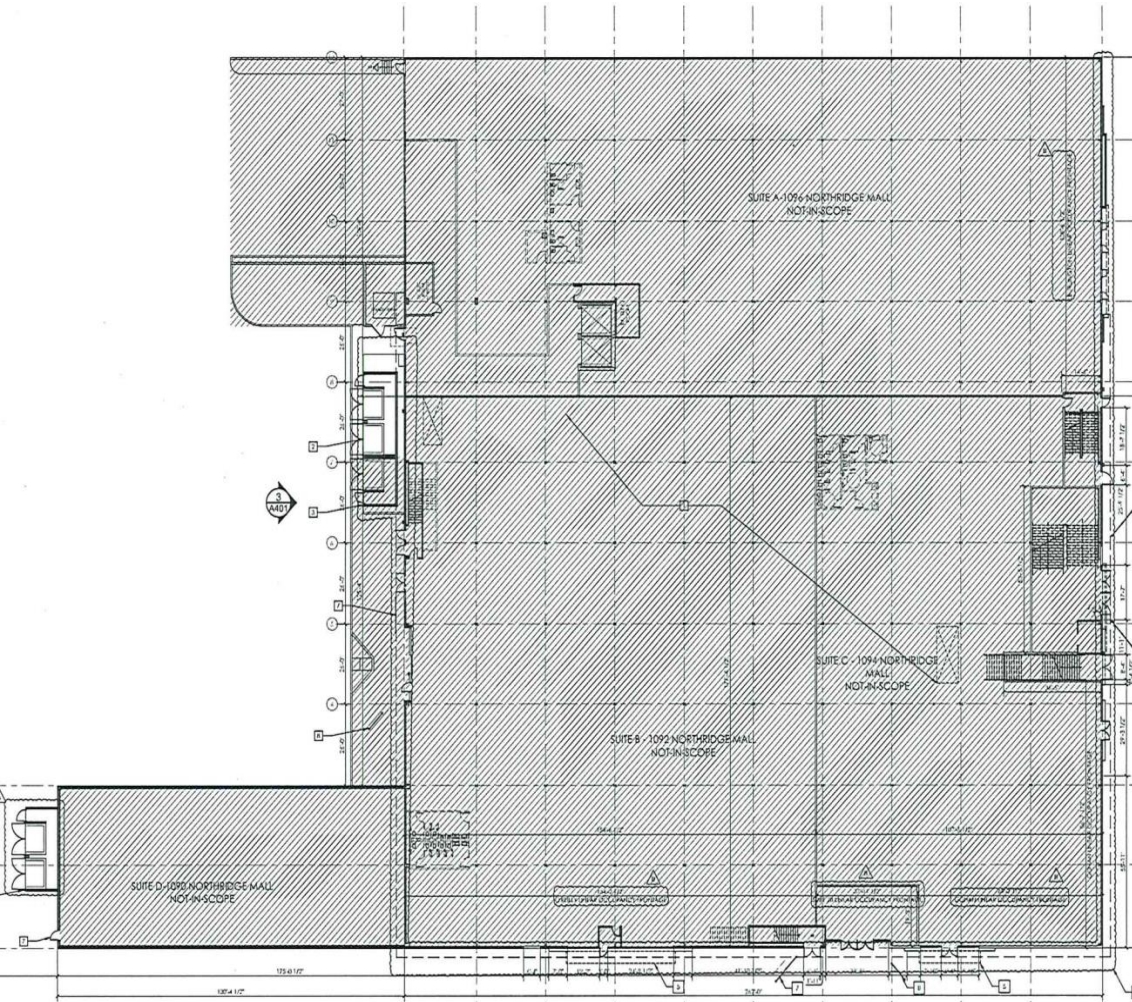
- Ethan Conrad Properties, Applicant and Property Owner
- Third Amendment to PUD 2014-001
 - Change exterior building elevations;
 - Add additional exterior colors;
 - Add new exterior signs; and
 - Exceed the maximum allowed sign area
- Project to create multiple tenants
 - Within a former two-story 137,366 square-foot Sears store;
 - 2.85-acre project site;
- Located at the Northridge Mall Shopping Center
 - 1100 Northridge Mall
- Regulated by PUD 2014-001

Background

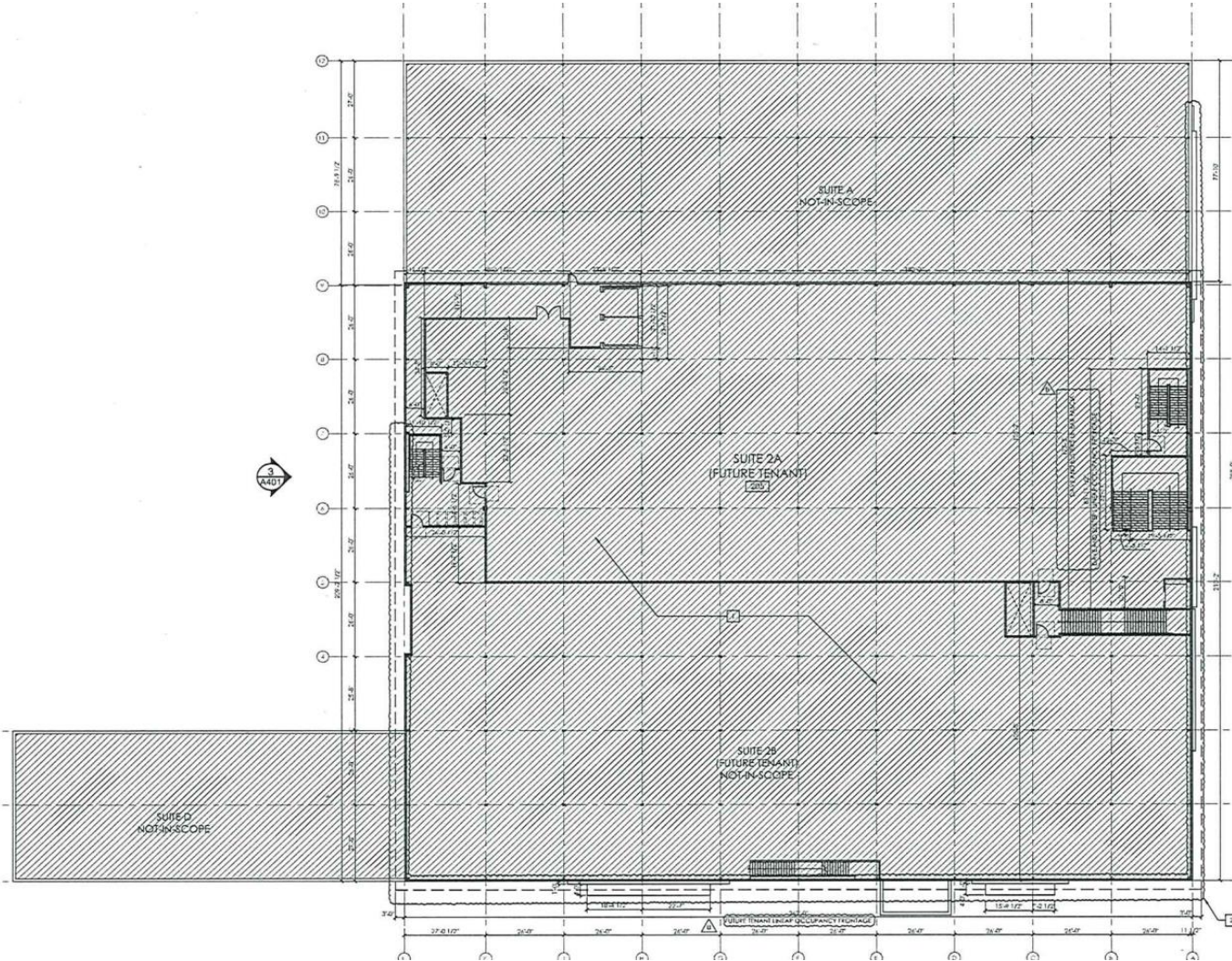


- Located at Northridge Mall
- General Plan: Retail
- Zoning: Commercial Retail (CR)
- Multiple tenants at former Sears store
 - 2.85-acre project site
- Partition approximate 117,101 sf.:
 - Burlington Coat Factory
 - O'Reilly's Auto Parts
 - Gohan Ayce Buffet
 - Dave & Buster's (Pending CUP)
 - Future tenant
 - Pending PUD MM's to be incorporated

Proposed Floor Plans



First Floor Plan



Second Floor Plan

Building Elevations



West Elevation

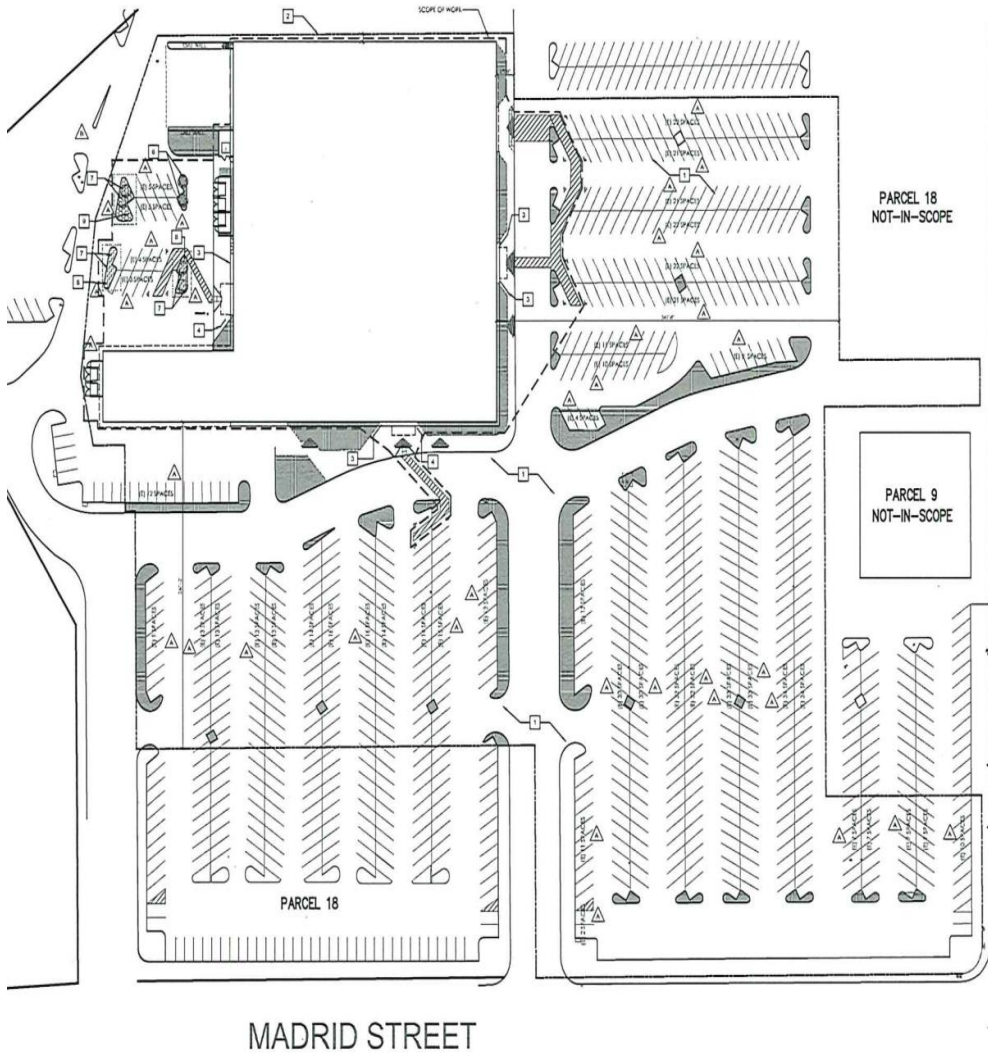


East Elevation



South Elevation

Background (cont.)

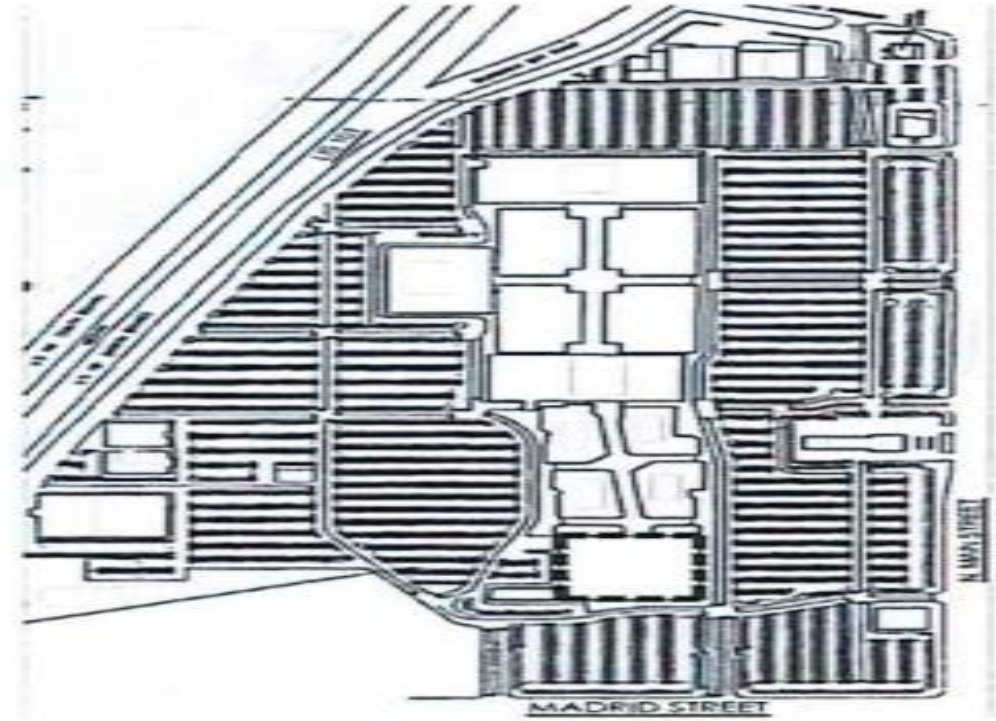
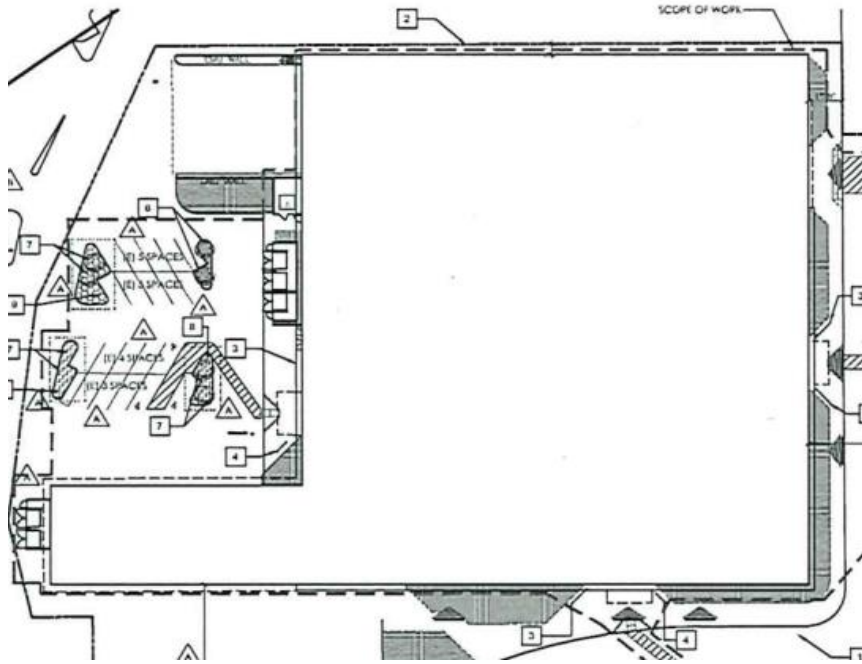


- Northridge Mall
 - 12 individual parcels
 - Approximately 93.74-acres
 - Surrounding uses:
 - Commercial and Residential
- PUD 1969-006
 - Superseded by PUD 1978-008
- PUD 2014-001
 - Amended PUD 1978-008
 - Multi-phase development
 - PUD 2018-001 and PUD 2022-001

Analysis

- Northridge Mall governed by PUD 2014-001
- Project requires Amendment to PUD
- Establish Zoning Code findings for PUD
- Reconfigure former two-story Sears store
 - Closed approximately 2020
 - First floor – three (3) new tenants; and
 - Second floor – two (2) new tenants
- No proposed increase in gross floor area

REA/Landscaping



- No reciprocal access with adjacent mall properties
- Previous access agreement expired early 2024
 - Vehicular access and loading of goods and materials; and
 - Off-street parking to project site currently not permitted
- Obtain a Reciprocal Easement Agreement (REA) prior to final inspection
- Located within AB 2097
- Replace all missing landscaping and irrigation within project site

Signs/Exterior Colors



- New wall signs
 - East & South elevations
 - Max. allowed 675.48 sf.
 - Proposed 811.63 sf.
 - Reasonable & necessary
- Additional colors & materials
 - Tenant entrances; &
 - Proposed wall signs
 - Consistent with Northridge Mall

Recommendation

- Planning Commission on October 16, 2024
 - Recommended City Council approve PUD 2024-001
- Exempt from CEQA pursuant to Section 15332
 - *In-fill Development Projects*
- City Council:
 - Project exempt from CEQA; and
 - Approve PUD 2024-001

Public Notice

- Public Notice:
 - Posted on //24;
 - Mailed on //24; and
 - Published in Monterey Herald on //24