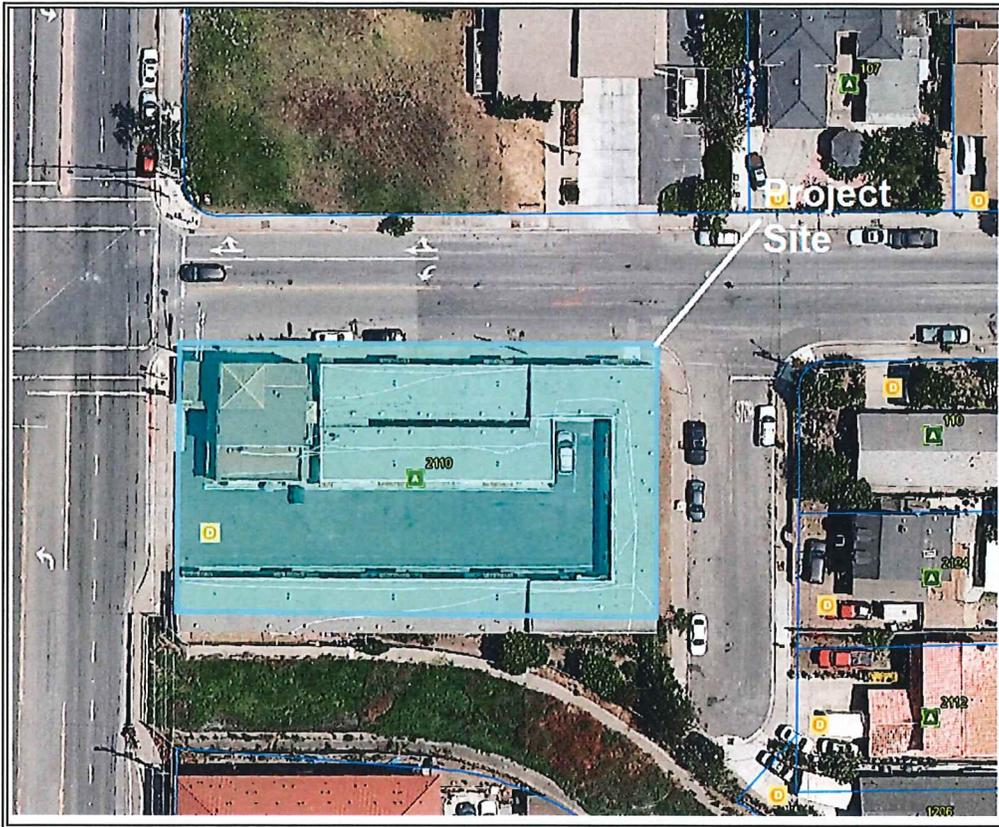


North

Vicinity Map



**CONDITIONAL USE PERMIT 2022-005
2110 North Main Street**

Exhibit A

Motel Elevation info



REVISIONS	BY

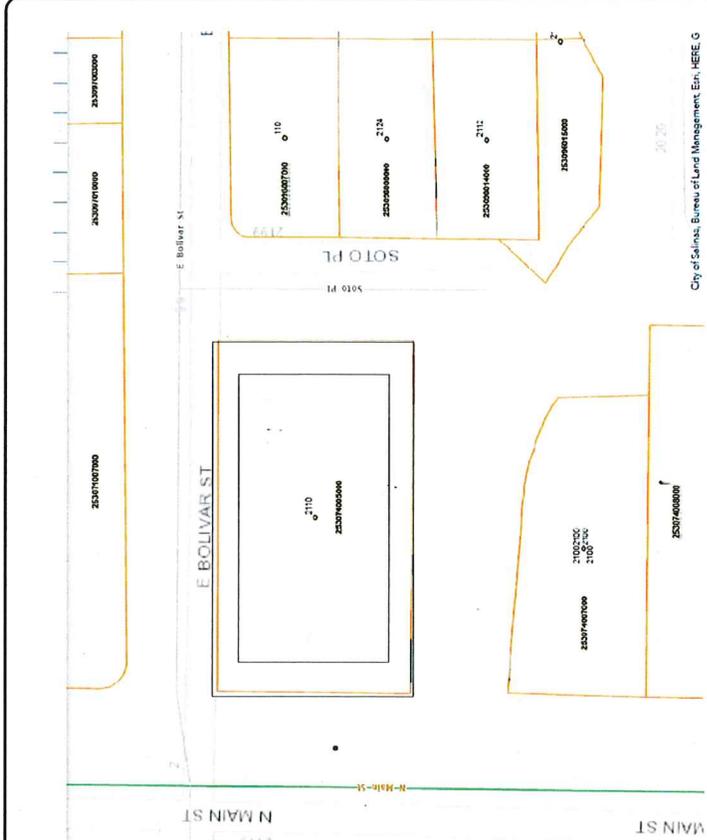


HARSHADRAY & HARSHITA PATEL
 2110 NORTH MAIN ST
 SALINAS, CA 93906
 831-262-6765

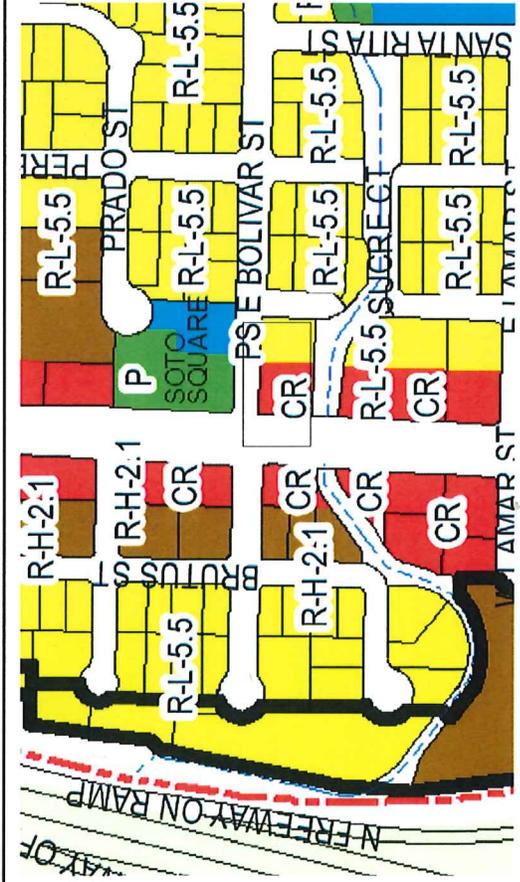
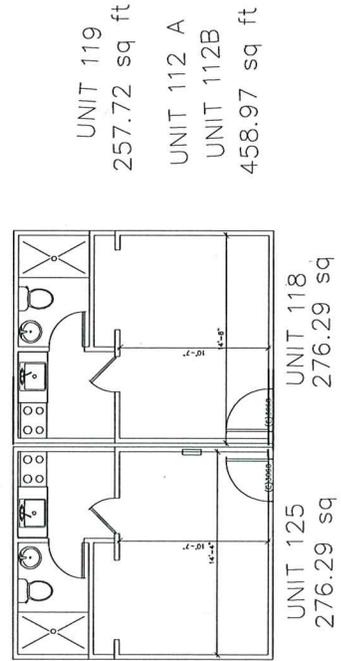
PROJECT: GFA AND RZ APPLICATION
 2110 NORTH MAIN ST
 SALINAS, CA 93906
 APN: 253-074-005-000

SHEET TITLE: ZONE & PARCEL MAP

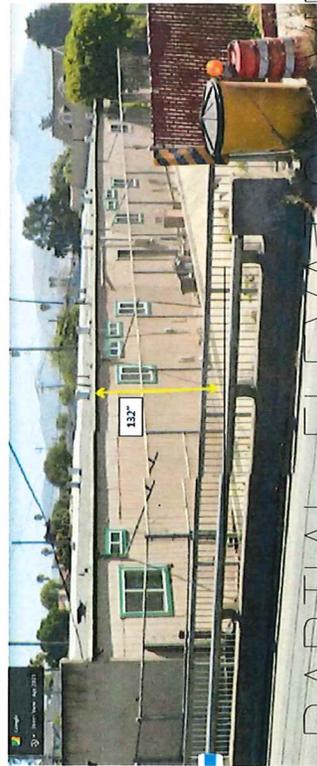
DATE: 6/17/19	SCALE: AS NOTED
DRAWN: [Name]	CHECKED: [Name]
DATE: 6/17/19	SCALE: AS NOTED
DRAWN: [Name]	CHECKED: [Name]



Parcel Report



Zone Report



PARTIAL ELEVATION VIEW

REVISED	BY

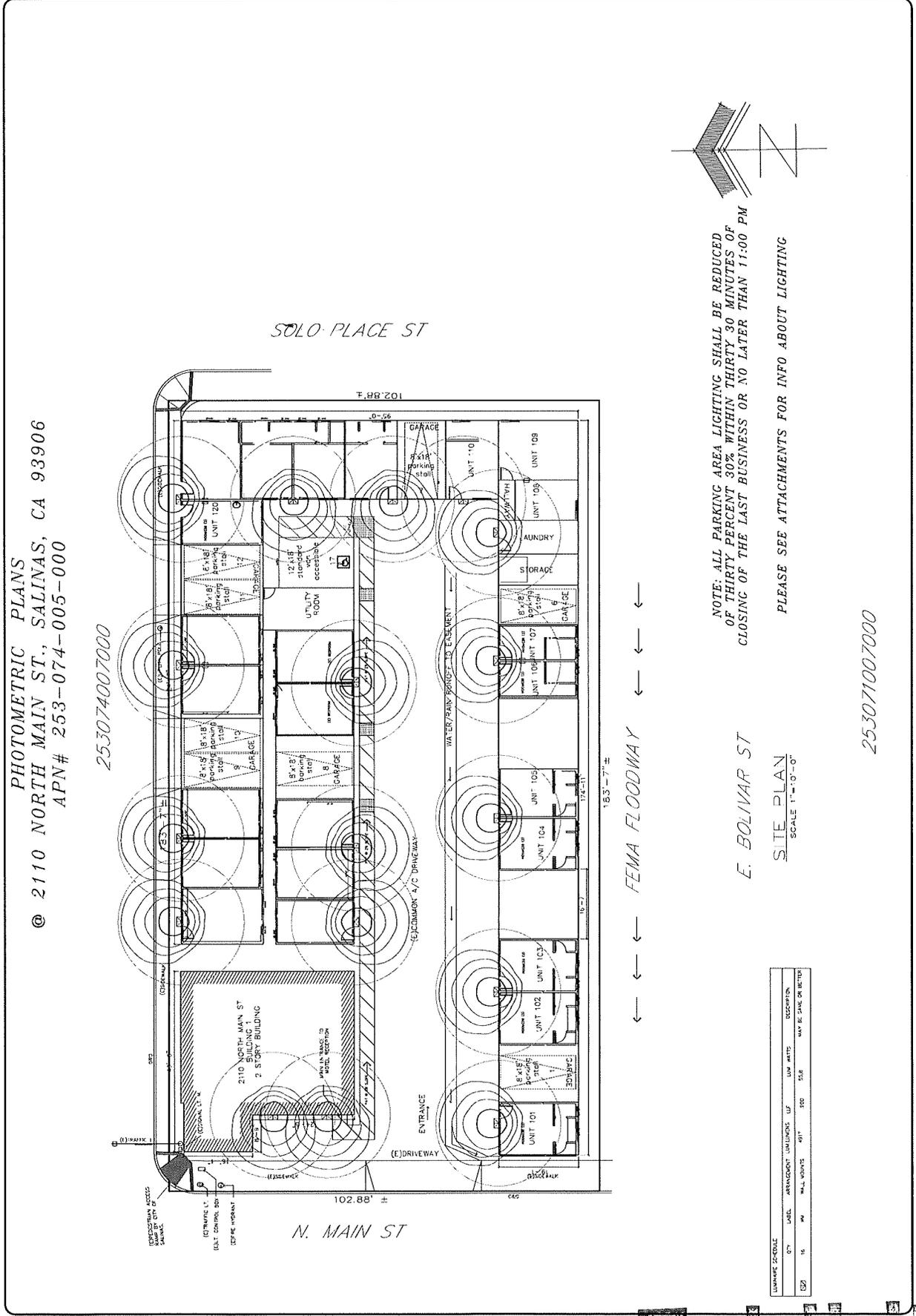


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 PATEL
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 SALINAS, CA 93906
 (831)262-6765

PROJECT: GFA AND RZ APPLICATION
 2110 NORTH MAIN ST
 SALINAS, CA, 93906
 APN# 253-074-005-000

PHOTOMETRIC PLANS

DATE	
DRAWN	
CHECKED	
DATE	
PROJECT NO.	
DATE	
AS NOTED	
DATE	
PROJECT NUMBER	
SCALE	A-3



PHOTOMETRIC PLANS
 @ 2110 NORTH MAIN ST., SALINAS, CA 93906
 APN# 253-074-005-000

253074007000

NOTE: ALL PARKING AREA LIGHTING SHALL BE REDUCED OF THIRTY PERCENT 30% WITHIN THIRTY 30 MINUTES OF CLOSING OF THE LAST BUSINESS OR NO LATER THAN 11:00 PM

PLEASE SEE ATTACHMENTS FOR INFO ABOUT LIGHTING

E. BOLIVAR ST

SITE PLAN
 SCALE 1"=30'-0"

253071007000

QUANTITY	UNIT	DESCRIPTION

Exhibit F

Capitol Motel Management Plan
2110 N. Main St., Salinas, CA 93906

Security Plan

There are 14 total rooms for the workers. All rooms are provided with fire extinguishers and smoke detectors, which double as carbon monoxide detectors. Rooms are well ventilated and electrical outlets are up to code. Each room has multiple unobstructed windows. There are HD security cameras covering all angles of the property without invading the privacy of tenants. The cameras are always recording as to provide the utmost safety to residents in case of any possible conflict.

Emergency Evacuation Plan

If an emergency situation should arise, the first order of business will be to call 911. Tenants will be directed towards Soto Square Park, located right next to the fire department, directly across from the property. The park as well as the fire department is located on Bolivia Street. There are multiple exits. The primary exit strategy is to leave from the main entrance where it is wide and allows for the quickest evacuation. The secondary exit strategy is through a corridor right next to the front office leading directly to Soto Square. The tertiary exit strategy is through the back garage entrance also leading directly to the fire department and Soto Square. Tenants will be led in calm and informed manner towards safety as it is the number one priority.

Neighborhood Outreach Plan

Notices will be created for the surrounding neighbors, detailing the agreement with Valley Pride to provide room and board for workers. On the notice, contact information to the front desk will be provided in case of unusual activity or possible complaints. There will be means provided to schedule meetings with Capitol Motel management if concerns should arise. An exchange of contact information, including emails and phone numbers will take place.

Miscellaneous Information

All rooms are suited with kitchens. Kitchens have stove tops and refrigerators. Kitchens are up to code and because of this; there is no food service catering.

Outdoor Activity plan

Our Motel is not set or designed for outdoor Activity Plan unless the H2A company takes them for any activity.

Contact for property maintenance

All Guest or farmworkers shall contact the front office which is 24 hrs and Motel manager lives on site.

Contact: **Sunil Patel** at (831) 449-9110

Any minor repairs will be perform within 24hrs unless, major repair which may take a week or so.

Property Management Plan

Property will be supervised by the Motel manager who is on site 24 hrs and take care of any issues that may arise during the stay of the H2A workers. He will contact the owner (Ray Patel) and or the Valley Pride Management related to the issues. The property will be watched and recordings will be on all cameras 24 hrs. Property will be kept clean and clear of any obstruction in case of emergency evacuation. The Motel will be well lit and Managers for the motel will make their daily rounds to check for any unusual activity. Management will also make sure that property is equipped with working Fire Extinguisher around the property by supplied by Certified Company.

Parking Plan

Since Valley Price Inc., will be proving the bus transportation to their workers, we do not have any issues of parking. Available parking space in property is 20 and roadside is 10

Temporary Storage/Structures.

We have our own storage room, but do not require additional space since Valley Pride Inc., Will be storing all excess furniture at their facility.

Food Service Plan

There is no food service plan since all rooms are equipped with kitchen with cooktops and refrigerators.

Transportation Plan

Transportation will be provided by H2A Company (Valley Pride, Inc.) bus back and forth between the times of 5am and 7pm.

Trash and recycling Plan

Property is equipped with both Trash and Recycle bins provided by Republic Services Company and emptied out on weekly basis. All H2A workers have access to it, located next to the office building. (Picture included)

Maintenance Plan

Property surrounding & landscaping is maintained by private business that comes every end of the week to clean and sweep the area. And other issues with the room will be maintained by the property Manager which may be reported by the H2A Company. Insurance: Proof of insurance needs to be provided to Owner prior to occupancy.

Proof attached:

Cleaning:

All cleaning supplies will be provided by Capitol Motel, but the workers and Valley Pride Co, will be responsible to keep clean.

Laundry: On-site coin operated laundry appliances will be available for tenants to use.

Property has Coined Laundry Room equipped with 2 washing machine and 2 dryers for the workers to use.

Motel Rules:

- No smoking allowed in the rooms
- No Drinking in the parking lot or Garage
- No loud music
- Due COVID guest to wear mask and maintain the 6ft distance.
- Management shall always wash hands or sanities hands if required to enter rooms for inspection.
- Visitors to be limited and checked with management.

Emergency Personnel Names, Emails, and Phone Numbers

Ray Patel

831-262-6765

harshadray@gmail.com

Utility Company Emergency Contacts

PG&E: 1-800-743-5000

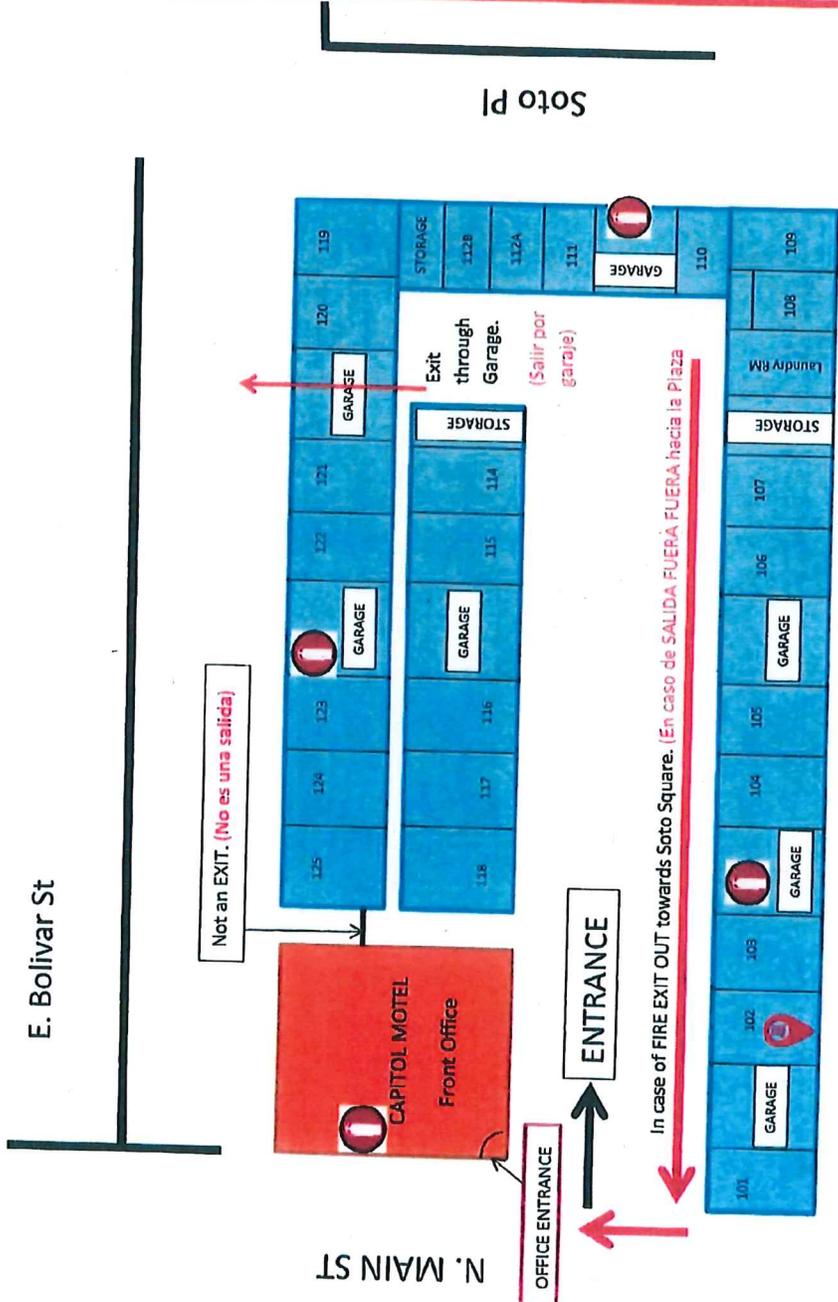
California Water: (831) 757-3644

The dumpster has to be set next to the building as you see in the picture and kept at least 3 feet away from the wall. This is a 1947 building and has been grandfathered. The Fire dept. has approved due to no other alternative to move anywhere else.



Soto Square (Park)
 In case of Fire Meet Here. (En caso de incendio reúnete aquí.)

FIRE DEPARTMENT



EVACUATION PLAN IN CASE OF FIRE
 (Plan de evacuación en caso de incendio.)

In case of Fire Call 911.
 (En caso de incendio llame al 911.)

Follow arrow to exit out in case of fire. (Siga la flecha para salir en caso de)

Fire Extinguisher. (Extintor de incendios)

You Room and you are here. (Tú habitación y estás aquí.)

Soto Pl



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2022-005

DATE: 1/28/2022

LOCATION: 2110 N. Main St.

PLANNER: Thomas Wiles

OWNER/APPLICANT: Ray Patel

DEVELOPMENT PROPOSAL: Conditional Use Permit for extended stay at Capitol Motel.

RECOMMENDATION: Approved with Conditions

SWDS CATEGORY: N/A

SWDS THRESHOLD: N/A

NPDES CATEGORY: N/A

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Ray Patel, dated January 20, 2022.*

CONDITIONS OF APPROVAL

1. Offsite Improvements – Within 60 days of an approved use permit, the applicant shall install street tree at a maximum 60-ft spacing based on street frontage, per City Standard Plans. For this property a minimum of six (6) trees are required. If the site cannot accommodate six trees, the applicant shall pay the street tree impact fee of in lieu of the street tree installation.
2. Offsite Improvements – Within 60 days of an approved use permit, the applicant shall provide confirmation that an ADA-compliant sidewalk is provided at all driveways. If ADA compliance is not verified, applicant shall obtain an encroachment permit to reconstruct the driveway to provide an ADA-compliant sidewalk.
3. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
4. NPDES Compliance – Contractor shall provide construction BMPs for site improvements.
5. Development Impact Fees – No change in use is proposed based on the application. No development impact fees are anticipated.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

Exhibit I

CITY OF SALINAS



Javier Hernandez
Senior Development Engineer
for
Adriana Robles, PE, CFM
City Engineer



CITY OF SALINAS
POLICE DEPARTMENT
MEMORANDUM

DATE: August 23rd, 2022
TO: Tom Wiles, Planning
FROM: Sergeant Steve Sparks
SUBJECT: CUP 2022-005 2110 N. Main St.

I have reviewed the proposed application for the CUP 2022-005 pertaining to the Capitol Motel located at 2110 N. Main St. The Salinas Police Department does not object to the approval of CUP 2022-005 if all rules and regulations listed are adhered to by all involved parties.

Sgt. Steve Sparks

Exhibit J



**Salinas Police Department
Conditional Use Permits for Extended Stay Hotels
H2A Requirements**

In addition to the requirements set forth in the Zoning Code the Salinas Police Department recommends the following stipulations in order to ensure the welfare of the temporary agricultural workers

1. All rooms designated for H2A workers shall be adjacent to each other in blocks, separate from motel rooms rented out to the general public.
2. Emergency contact information for the visiting workers should be available in the event a visiting worker is incapacitated, victimized, injured or missing.
3. Security cameras and adequate lighting shall be placed in the parking lots of each motel.
4. Any and all instances of criminal activity which could affect the safety and security of the visiting workers and surrounding community shall immediately be reported to the Salinas Police Department by the management or employees of the respective motel. Examples of criminal activity include, but are not limited to, prostitution, drug use and sales, excessive noise, theft, any acts of violence, etc.
5. Management or employees at each motel are expected to **FULLY** cooperate with law enforcement when dealing with matters concerning the safety and welfare of the visiting workers.
6. Excessive calls for service at each motel require police involvement will be cause for review of the problematic motels Conditional Use Permit.
7. Any violation or combination of violations will be cause for review of the Conditional Use Permit and can result in its revocation.

**CAPITOL MOTEL GENERAL PLAN AMENDMENT AND REZONE
 MITIGATION MONITORING AND REPORTING PROGRAM
 2110 NORTH MAIN STREET
 (GENERAL PLAN AMENDMENT 2022-003, REZONE 2022-003, AND
 CONDITIONAL USE PERMIT 2022-005)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 Cultural Resources and TCR-1 Tribal and Cultural Resources	In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.	Ensure protection of on-site cultural resources.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	During construction phase.

I:\ComDev\Planning Share Space\General Plan Amendments\GPA 2022-003, RZ 2022-003, & CUP 2022-005 - 2110 N Main St\ER 2022-012\GPA 2022-003, RZ 2022-003, and CUP 2022-005 Mitigation Monitoring and Reporting Program.docx