

RESOLUTION NO. _____ (N.C.S.)

**A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING 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
(Third Amendment to PUD 2024-001)**

WHEREAS, Ethan Conrad Properties submitted an application, which was deemed complete on October 16, 2024, 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, and exceed the maximum allowed 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, on October 16, 2024, the Salinas Planning Commission held a duly noticed public hearing to consider Planned Unit Development Permit 2024-001; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, considered the staff report, determined that positive findings could be established for approval of Planned Unit Development Permit 2024-001, and approved Resolution No. 2024-10 recommending that the City Council approve Planned Unit Development Permit 2024-001; and

WHEREAS, on November 19, 2024, the City Council held a duly noticed public hearing and weighed the evidence presented 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 City Council that it approves the Planned Unit Development Permit 2024-001; and

BE IT FURTHER RESOLVED that the Salinas City Council 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 consists of a request 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 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, 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.

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 the CR 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. No expansion of floor area is proposed. The proposed exterior colors and materials are compatible with those at the existing Northridge Mall Shopping Center.

No existing off-street parking spaces would be removed. The project includes restoration of 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 Northridge Mall Shopping Center in conformance with the Zoning Code. Therefore, the proposed project conforms with the minimum off-street parking requirements.

Authorizing a 120% increase in 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 Third Amendment to the Planned Unit Development would 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 is required to obtain a written recorded Reciprocal Easement Agreement (REA) allowing access into and within the Northridge Mall Shopping Center for the subject site (Assessor Parcel Number 253-201-054-000).

PASSED AND ADOPTED this 19th day of November 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

Kimbly Craig, Mayor

ATTEST

Patricia Barajas, City Clerk