

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2023-05**

**RESOLUTION RECOMMENDING TO THE SALINAS CITY COUNCIL APPROVAL
OF AN AMENDMENT TO THE SALINAS GENERAL PLAN TO CHANGE THE
GENERAL PLAN LAND USE DESIGNATION, THE ZONING DISTRICT,
BOUNDARIES, AND A CONDITIONAL USE PERMIT TO ESTABLISH AND
OPERATE AN EXTENDED STAY HOTEL LOCATED AT 2110 NORTH MAIN
STREET
(GPA 2022-003, RZ 2022-003, AND CUP 2022-005)**

WHEREAS, on May 3, 2023, the Salinas Planning Commission at the request of Daniel Saphorghan, Swift Consulting on behalf of Janika Corporation DBA Capitol Motel held a duly noticed public hearing to consider the following applications:

1. General Plan Amendment 2022-003 (GPA 2022-003); Request to change the General Plan designation of an approximately 8,349 square-foot eastern portion of a 18,880 square-foot lot located at 2110 North Main Street from “Residential Low Density” to “Retail”;
2. Rezone 2022-003 (RZ 2022-003); Request to change Zoning designation of the above referenced 8,349 square-foot eastern portion of the project site from “Residential Low Density (R-L-5.5)” to “Commercial Retail (CR)”; and
3. Conditional Use Permit 2022-005 (CUP 2022-005); Request to establish and operate an Extended Stay Hotel for 22 of 25 on-site rooms.

Located at 2110 North Main Street (APN: 253-074-005-000); and

WHEREAS, the Planning Commission weighed the evidence presented at the May 3, 2023 public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that it recommends that the City Council adopt the proposed Mitigated Negative Declaration and approve General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005 and 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:

For the Mitigated Negative Declaration:

The Planning Commission hereby finds that a Mitigated Negative Declaration (ND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Commission has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On

the basis of the whole record before it, the Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the Commission's independent judgment and analysis. On this basis, the Commission recommends that the City Council adopt the Mitigated Negative Declaration.

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on March 17, 2023; the deadline for comments was April 17, 2023. The State Clearinghouse received the document on March 17, 2023; the deadline for Clearinghouse comments was April 17, 2023 (SCH# 2023030481).

Public comments were received from the following during the comment period as described below:

1. Comments received via email from Monterey Salinas Transit on April 12, 2023.
 - a. Monterey Salinas Transit (MST) serves, operates and maintains two (2) existing stops within the project's vicinity for Line 49. Line 49 travels from the Salinas Transit Center in Downtown Salinas to Santa Rita via North Main Street. Per MST, the service operates every 15 minutes from Downtown Salinas to Northridge Mall and every 30 minutes to Santa Rita. MST encourages the Applicant/Property Owner (Capitol Motel) to enroll in their Group Discount Program to offer employees and hotel guests bus passes at substantially reduced rates.

Staff Response: This information from MST has been provided to the Applicant/Property Owner for future reference.

For General Plan Amendment 2022-003:

1. ***That the proposed General Plan Amendment is in conformance with all other goals, policies, programs, and land uses of the Salinas General Plan.***

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed change of a land use designation for an approximate 8,349 square-foot eastern portion of a 18,880 square-foot lot from "Residential Low Density" to "Retail" is not expected to result in negative impacts or conflicts with surrounding properties, because it would be consistent with the western portion of the project site and allow for uses prescribed by the City's 2002 General Plan land use designation of Retail.

2. ***That the proposed General Plan Amendment promotes the public necessity, convenience, and general welfare.***

The General Plan Amendment promotes the public necessity, convenience and general

welfare because the proposal will allow an existing lot to have a consistent designation and allow for a proposed Extended Stay Hotel.

For Rezone 2022-003:

- 1. The amendment is consistent with the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed change of a land use designation for an approximate 8,349 square-foot eastern portion of a 18,880 square-foot lot from “Residential Low Density” to “Retail” is not expected to result in negative impacts or conflicts with surrounding properties, because it would be consistent with the western portion of the project site and allow for uses prescribed by the City’s 2002 General Plan land use designation of Retail.

- 2. The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

There are no policies within the Salinas General Plan that would be reversed as a result of this amendment. There are no Specific Plans or Precise Plans applicable to the site.

- 3. The amendment would not create an isolated district unrelated to adjacent zoning districts.***

The proposed zoning amendment will not create an unrelated zoning district because the rezoning would extend the boundary of the existing and contiguous Commercial Retail (CR) Zoning District to include the eastern portion of an existing lot located at 2110 North Main Street.

- 4. The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.***

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Rezoning would not create the need for additional infrastructure.

For Conditional Use Permit 2022-005:

- 1. 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 western portion of the site is designated “Retail” by the 2002 Salinas General Plan. The related General Plan Amendment will redesignate an approximate 8,349 square-foot eastern portion of the project site to from “Residential Low Density” to “Retail”. This

would redesignate the entire project site to “Retail” and allow for the proposed Extended Stay Hotel. Per the General Plan, Retail provides for a variety of retail uses such as retail stores, restaurants, hotels, personal services business services and financial services. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. Consistent with ED-LU-1.10, Action LU-1.10.5, the proposed Hotel, Extended Stay for H-2A workers supports Federal agriculture services.

As shown on the official Zoning Map, the western portion of the project site is zoned Commercial Retail (CR) and the eastern portion is zoned Residential Low Density (R-L-5.5). The related Rezone would change the Zoning designation of the eastern portion of the project site from R-L-5.5 to CR. This would allow the entire project site to be zoned CR and allow for the proposed Extended Stay Hotel. Per Section 37-30.190, Commercial Retail allows a wide range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services, offices, financial services, mixed use residential, and/or limited residential uses. Per Section 37-50.085(a), the proposed Extended Stay Hotel will provide an additional option for the workforce, residents, and travelers in need of longer hotel stays that will advance Salinas’ economic growth and relieve housing shortages; and will ensure that the Extended Stay Hotel is operated in a manner that provides the highest possible livability standards of design, environment, and security and achieve overall neighborhood compatibility.

2. ***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 western portion of the site is designated “Retail” by the 2002 Salinas General Plan. The related General Plan Amendment will redesignate an approximate 8,349 square-foot eastern portion of the project site to from “Residential Low Density” to “Retail”. This would redesignate the entire project site to “Retail” and allow for the proposed Extended Stay Hotel. Per the General Plan, Retail provides for a variety of retail uses such as retail stores, restaurants, hotels, personal services business services and financial services. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. Consistent with ED-LU-1.10, Action LU-1.10.5, the proposed Hotel, Extended Stay for H-2A workers supports Federal agriculture services.

Per Section 37-50.085(c), for conversion of an existing hotel/motel to extended stay, compliance with the Zoning Code development standards will ensure that the proposed use is not detrimental to the public health, safety, or welfare of persons residing or working adjacent to the neighborhood of such use, nor detrimental to the properties, or improvements in the vicinity or to the general welfare of the City. Furthermore, in conformance with Section 37-50.085(d), the site has passed a Code Enforcement inspection on February 25, 2022 and a Fire Department inspection on March 24, 2022.

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

Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, conditions require the Extended Stay Hotel to conform the development standards in Section 37-50.085(c).

PASSED AND APPROVED this 3rd day of May 2023, by the following vote:

AYES: Chairperson Gonzalez, Commissioners Manzo, Meeks, Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioners Donohue, McKelvey Daye

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 May 3, 2023, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

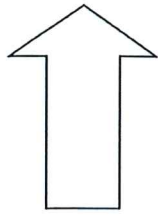
Date: 5/19/23



Courtney Grossman
Secretary

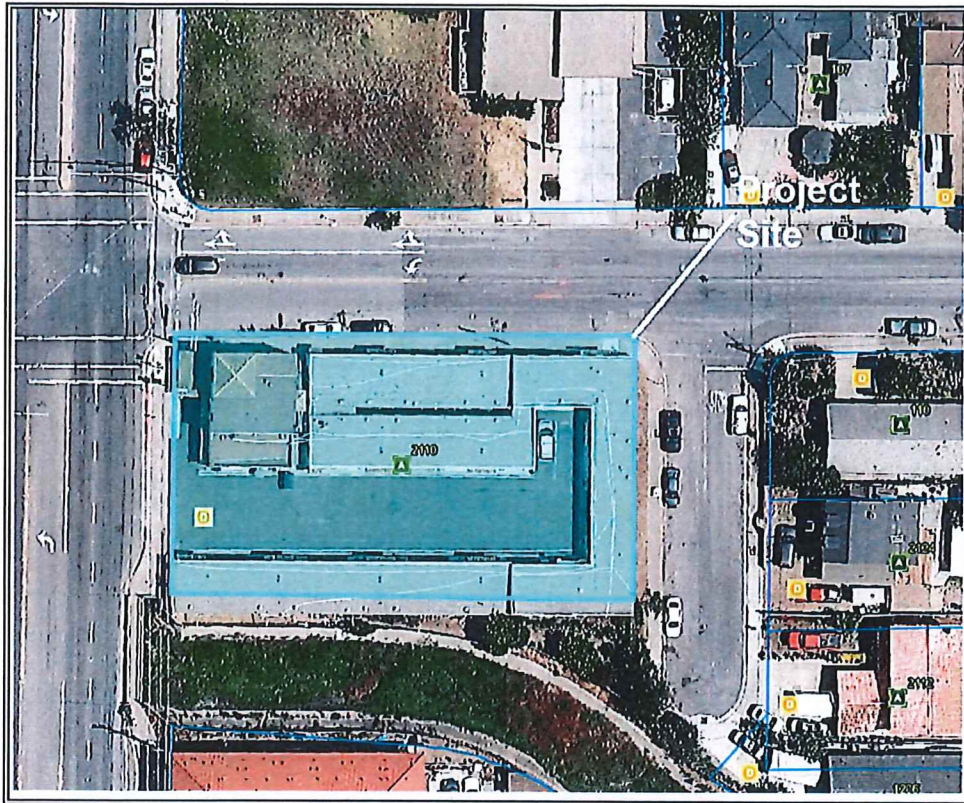
Attach:

- Exhibit 1: Vicinity Map
- Exhibit 2: General Plan Amendment Map for 2110 North Main Street
- Exhibit 3: Rezone Map for 2110 North Main Street
- Exhibit 4: Mitigation Monitoring and Reporting Program



North

Vicinity Map



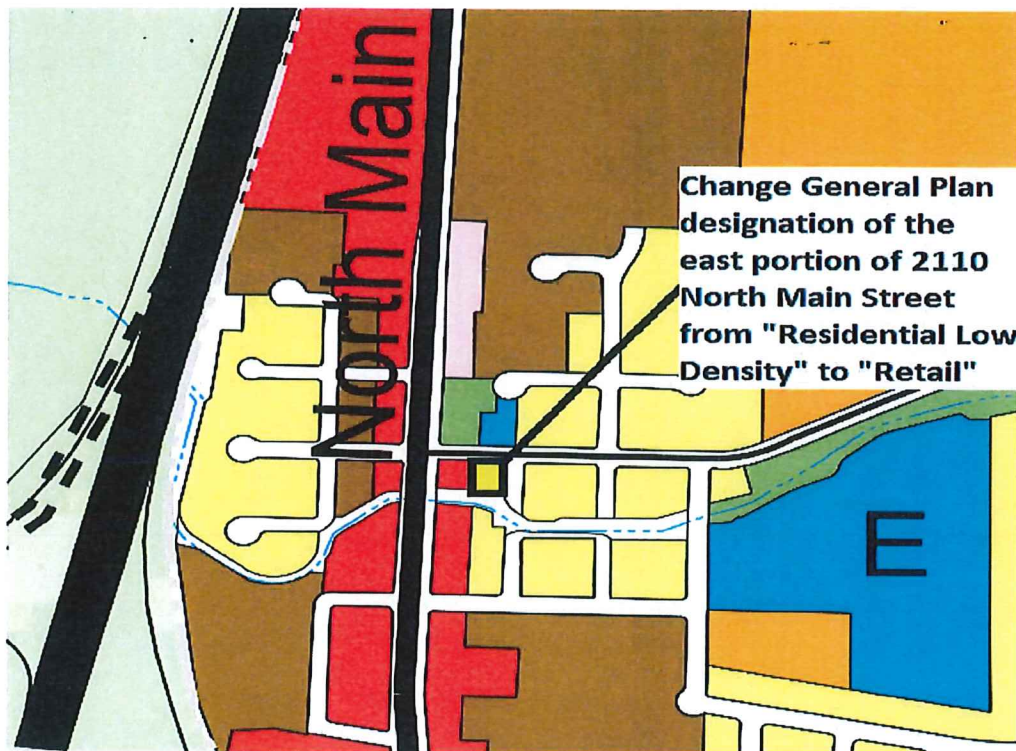
**GENERAL PLAN AMENDMENT 2022-003,
REZONE 2022-003, AND CONDITIONAL
USE PERMIT 2022-005
2110 North Main Street**

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North

General Plan Amendment Map



General Plan Amendment 2022-003

(Related to Rezone 2022-003)

Project Description: Change the General Plan designation of 2110 North Main Street (APN: 253-074-005-000) from "Residential Low Density" to "Retail".

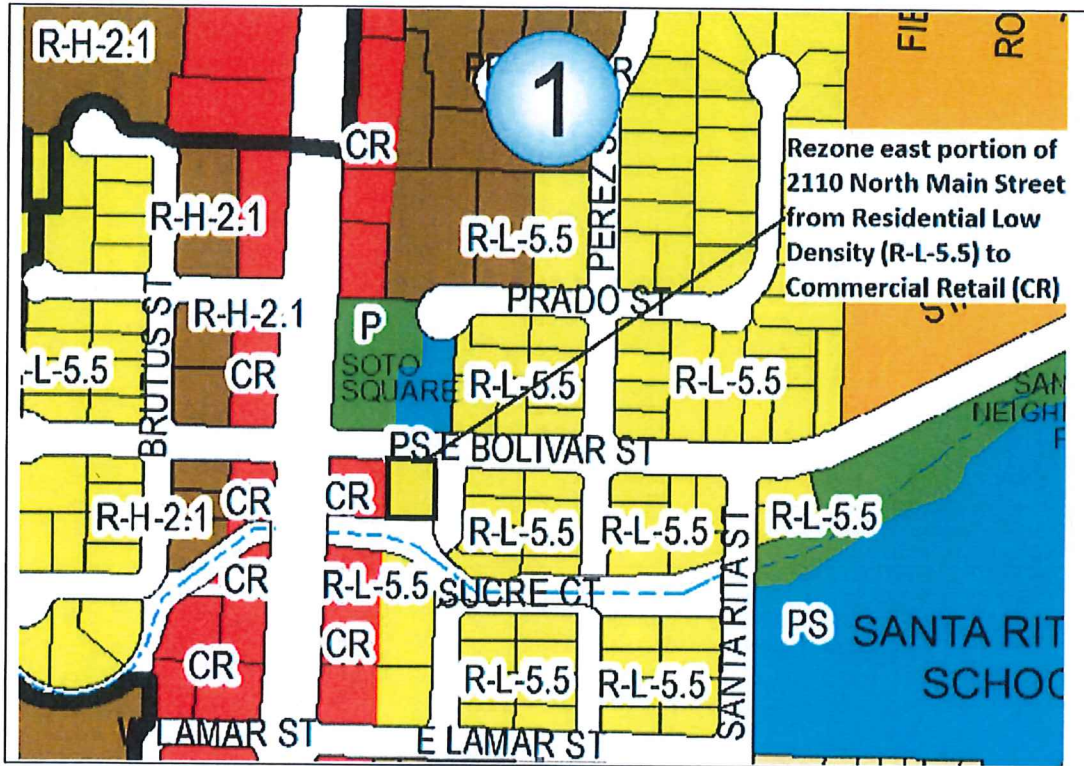
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Exhibit 2



North

Rezoning Map



REZONE 2022-003

(Related to General Plan Amendment 2022-003)

Project Description: Change the zoning of a parcel land located at 2110 North Main Street (APN: 253-074-005-000) from Residential Low Density (R-L-5.5) to Commercial Retail (CR).

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**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.

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