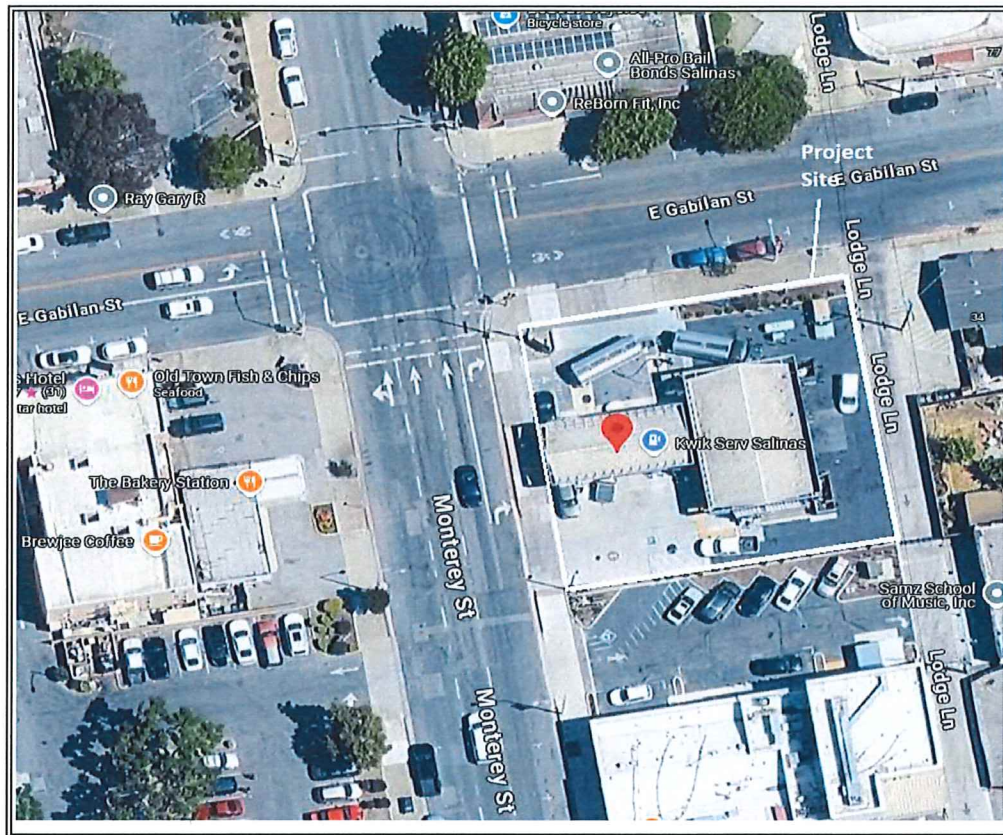


North

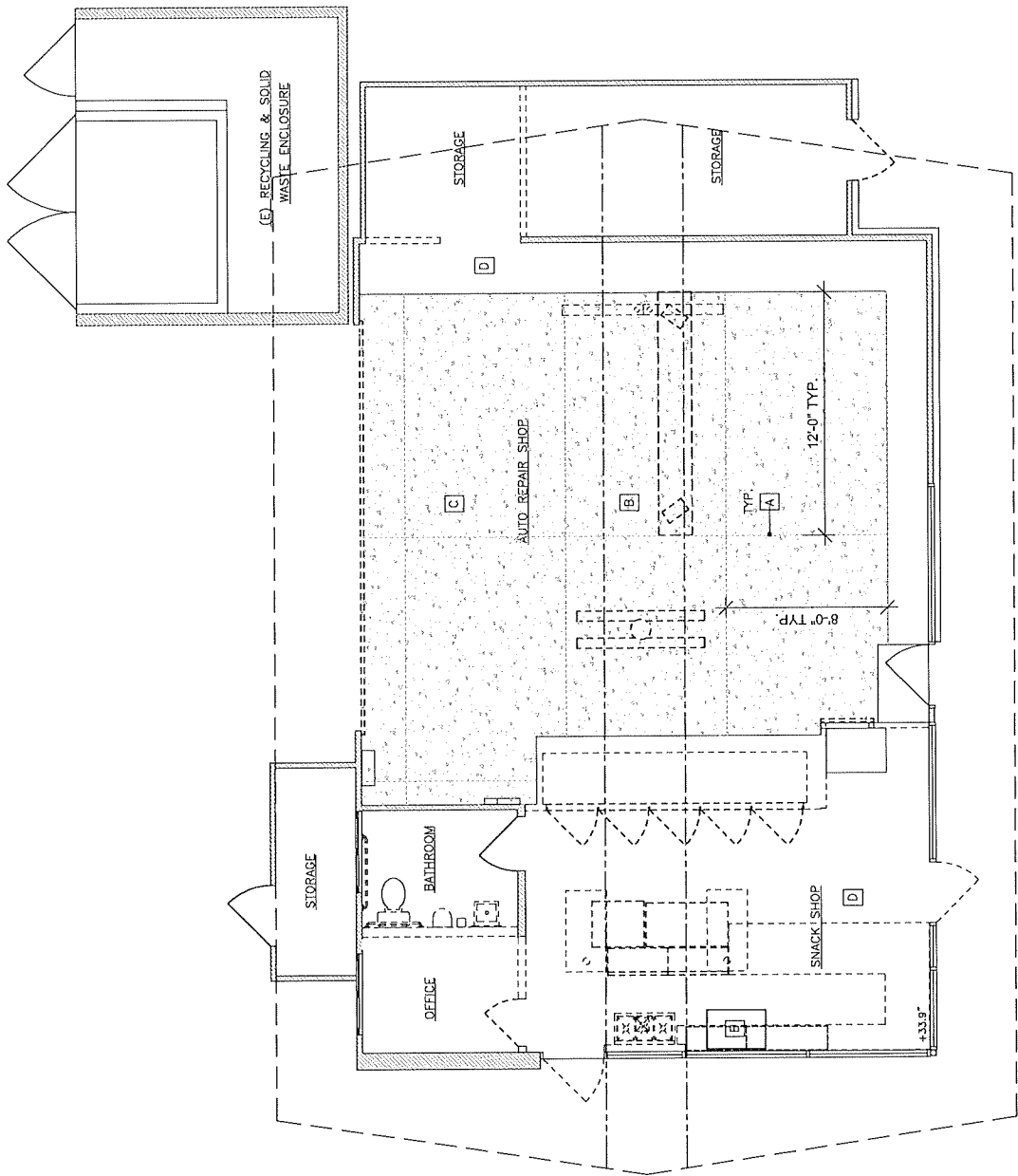
Vicinity Map



CONDITIONAL USE PERMIT 2024-065

201 Monterey Street

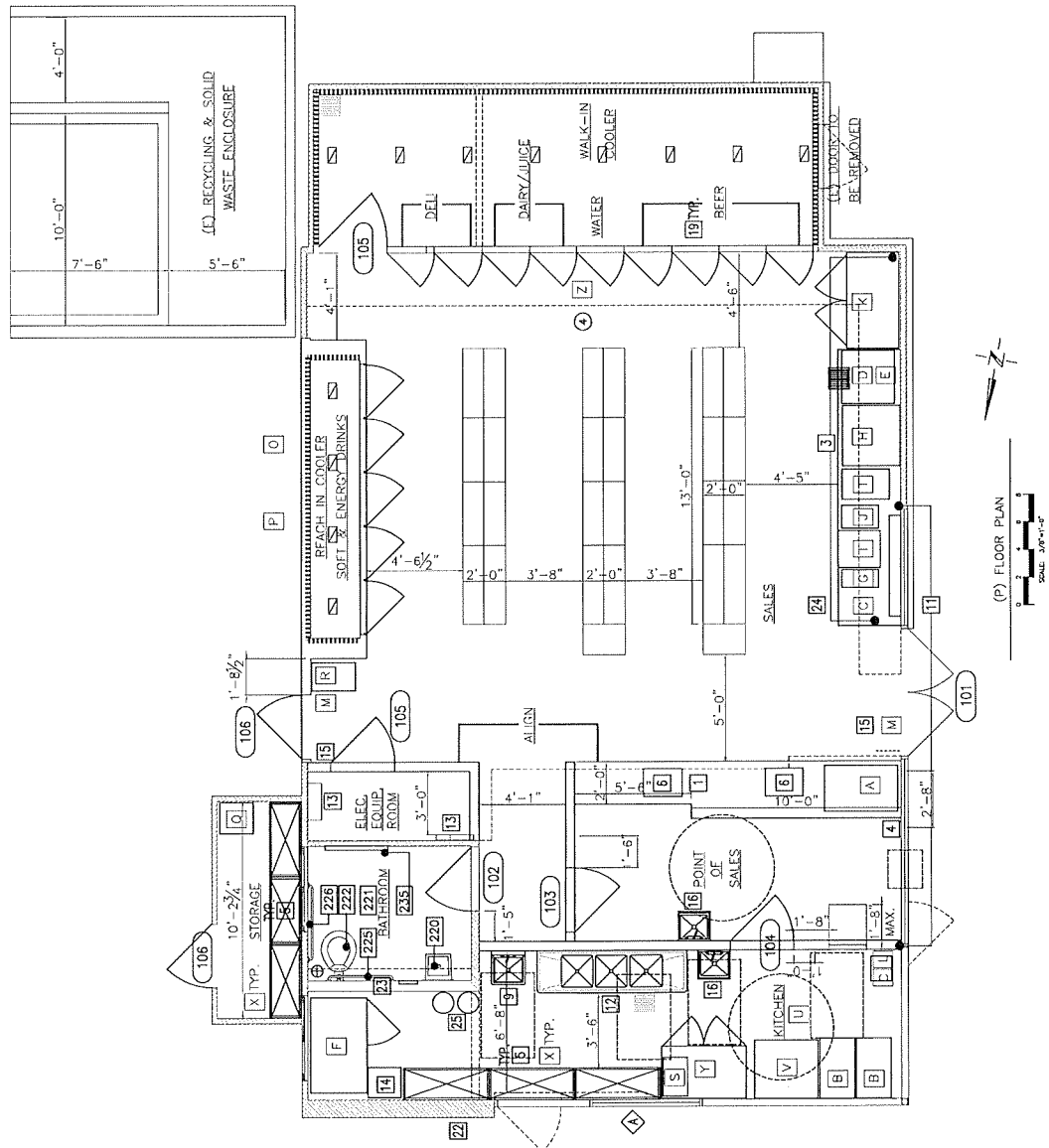
Exhibit A



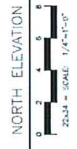
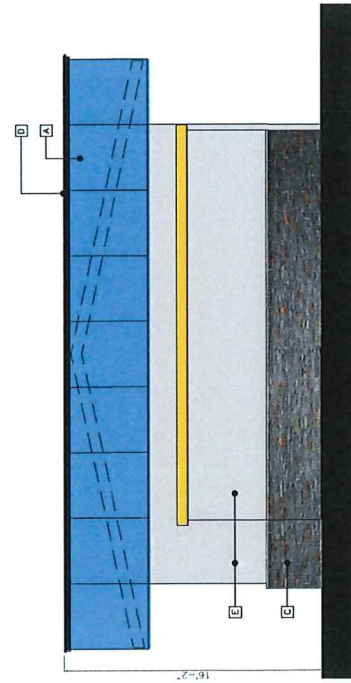
(E) FLOOR PLAN, DEMO PLAN, & SLAB PLAN

SCALE: 3/8"=1'-0"

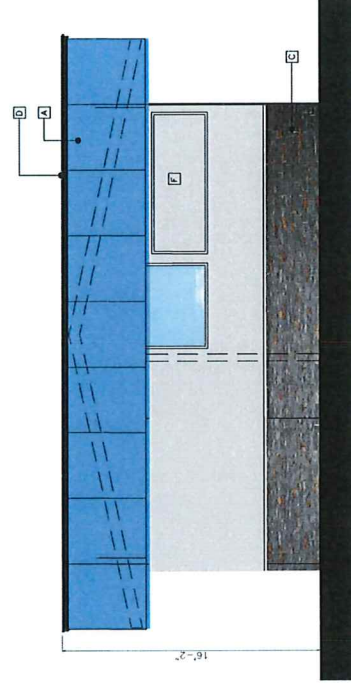
North Arrow pointing towards the top right.



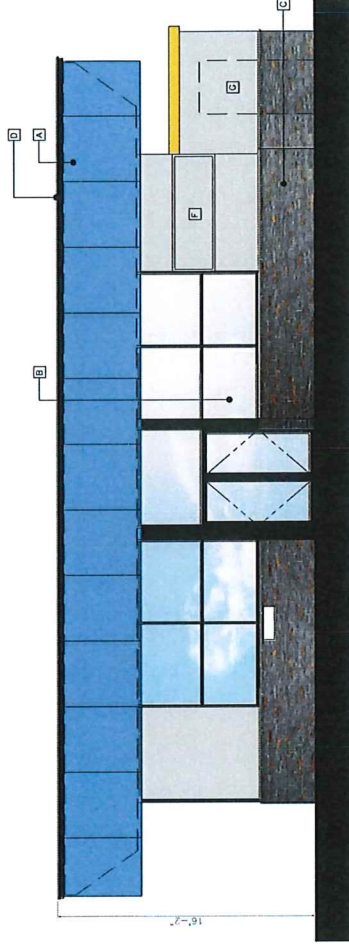
SOUTH ELEVATION



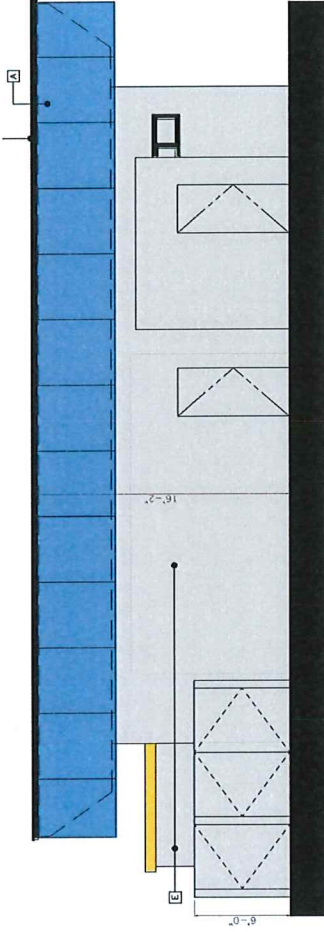
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



MATERIAL LEGEND

(A) ARCHITECTURAL PANELS TO REMAIN



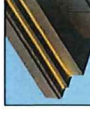
(B) STORE FRONT SYSTEM KAWNEER BRIDGE FRAME DARK BRONZE COLOR



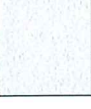
(C) STONE VENEER TO MATCH (E)



(D) (N) SHEET METAL CAP WITH RECESSED DIFFUSED LED ROPE LIGHTING ON CHANNEL



(E) (N) OMEGA SMOOTH FINISH STUCCO



(F) SIGNAGE UNDER SEPARATE PERMIT

(G) (C) DOOR TO BE REMOVED

CONVENIENCE STORE

201 Monterey St
Salinas, CA 93901

Developed by Chris Blair
650.270.6487
chris@sprout.com



SPROUT

ARCHITECTS

1000 North Main Street, Suite 100, Salinas, CA 93901

P.O. Box 100, Salinas, CA 93901

www.sprout.com

Phone: (831) 835-1776

Fax: (831) 835-1776

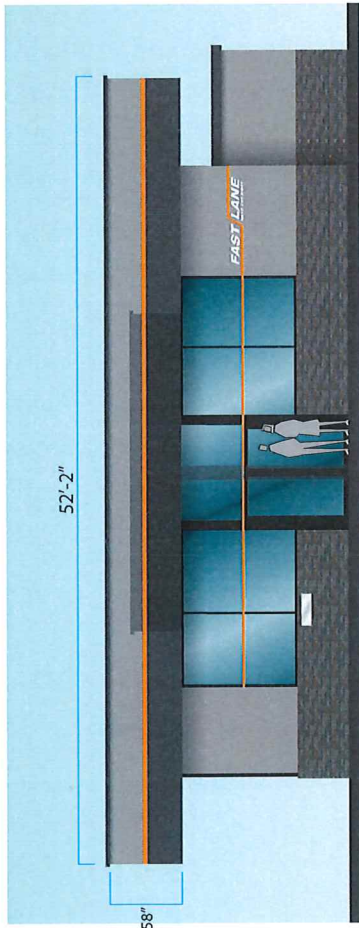
Cell: (831) 835-1776

Project No.: 200004

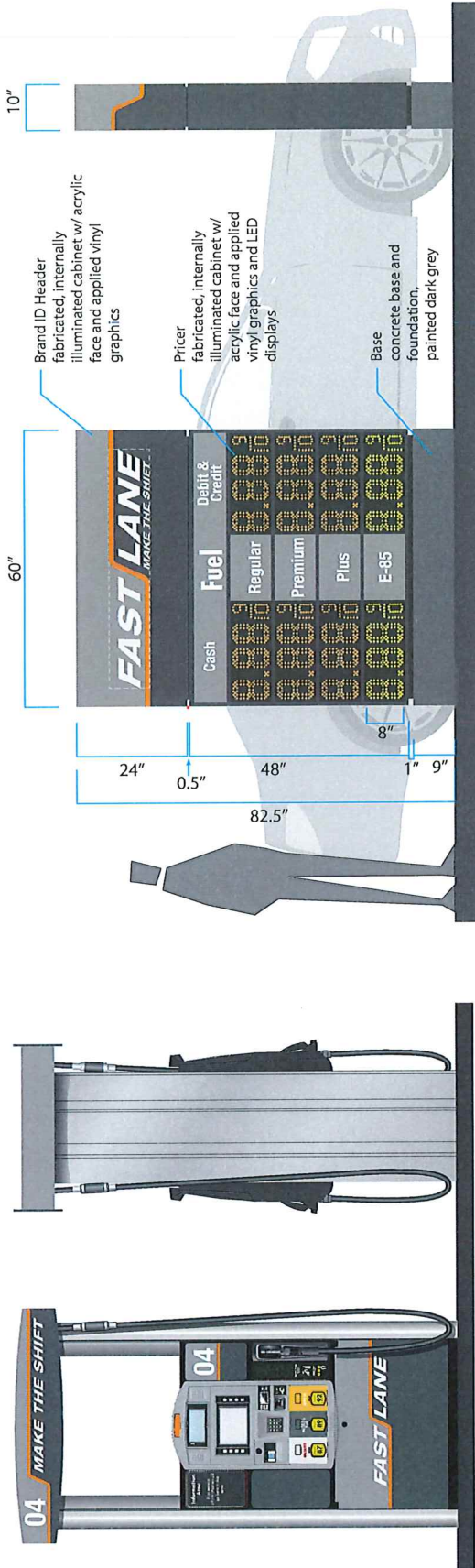
Sheet No.: A201

A201

Printed / Revised
12/20/24 - PLANNING RESUBMITTAL



West Elevation / C-Store / 1/8"=1'-0"



Note: Content in this package is for design intent only. Dimensions are approximations and should be verified by the fabricator. Material callouts are general guidelines. The fabricator should employ best practices to ensure a high quality, sturdy, and durable final product while maintaining the intent of the design.

Environmental Graphics
Design Intent / Pkg 3 / Draft 1

06/14/2025
NTS

Fast Lane
Convenience Store

Ladd Woodland
Experiential Brand Consultant



City of Salinas

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

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

ENGINEER'S REPORT

PURPOSE: CUP2024-065

LOCATION: 201 Monterey St

APPLICANT: Sherrie Olson - PLRC

ENGINEER: N/A

DATE: 7/3/2025

PLANNER: Thomas Wiles

REVIEWER: Fernando Rizo, QSP/QSD
Assistant Engineer

DEVELOPMENT PROPOSAL: Amendment to CUP 2016-019 modify off-sale alcohol license

RECOMMENDATION: Approved with Conditions

SWDS CATEGORY: N/A

NPDES CATEGORY: N/A

SWDS THRESHOLD: N/A

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Zprout, dated 9/6/2025.*

DEVELOPMENT IMPACT FEES

Development Impact Fees – No development impact fees are anticipated. No building expansion is proposed, and traffic impacts do not apply.

COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE

1. Offsite Improvements – 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 per City of Salinas Standard Plan 5.
2. Offsite Improvements - Applicant shall reconstruct any damaged or uplifted sidewalk and/or curb & gutter per City Standard Plan 2R &
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.

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

SALINAS FIRE DEPARTMENT

Fire Prevention Division – Office of the Fire Marshal

200 Lincoln Avenue • Salinas, California 93901

(831) 758-7466 • fireprevention@ci.salinas.ca.us

Plan Review Notes

Date:	May 2, 2025 revised July 7, 2025
Project Number	CUP2024-060 CUP2024-065
Owner Name	Dabit Christopher, et al.
Applicant Name	Jay Zapata, AIA LEED AP BD+C
Address	201 Monterey Street, Salinas, California
Project Description	Amend CUP 1965-019: Expand Convenience Store to 1240 sf
Plan Review Sequence	5th Review 1 st Review for CUP2024-065, which replaces CUP2024-060
<i>Plans for the above referenced project have been reviewed and approved with conditions listed below. All prior corrections have been resolved under CUP2024-060. Ensure the corrected plans are included with future building permit applications for this project.</i>	
1. Liquefied Petroleum (LP) Gas - Stationary Container & Dispensing Equipment – The installation of the relocated LPG stationary container and dispensing equipment shall be installed in accordance with National Fire Protection Association Standard 58, 2020 edition (NFPA 58-20).	
2. Kitchen Hood and Duct Fire Protection System – Pursuant to the note on the plans, the Hood and duct fire protection system required for protection of any cooking equipment required to be located under a Type I exhaust hood in accordance with California Fire Code Section 904.13. Plans for the installation of the fire protection system are a deferred submittal to be prepared and submitted by the licensed California C-16 fire protection contractor.	
3. Vapor Recovery System – The gasoline vapor recovery system associated with the gasoline dispensing system shall be installed in accordance with California Fire Code Section 2306.	
4. Address Posting – Pursuant to the note on the plans, the address numbers shall be installed and maintained as follows: <i>All building addresses shall be visible from the street which fronts the building. This street may be the public street for which the address is given, or it may be the private roadway that fronts the building and allows access to the building. To facilitate rapid</i>	

Exhibit J

response to an emergency at a building or complex, the addresses shall be clearly visible to the emergency responders from the road or street.

Where a building is set back from the street or road, the address number or letter shall be determined for both the street approach and on the building, in accordance with the following standards:

(1) Zero to thirty-foot distance: four inches minimum height and one-half inch minimum stroke width.

(2) Thirty-one to fifty-foot distance: six inches minimum height and three-fourths inch minimum stroke width.

(3) Over fifty-foot distance: twelve inches minimum height and one and one-fourth inch to one and one-half inch minimum stroke width as determined by the fire chief.

All addressing shall be on a contrasting background color, shall be reflective and/or illuminated, and distances noted above shall be measured from the curb of the roadway.

5. **KnoxBox Emergency Key Lock Box** – Pursuant to the note on the plans, the Knox Box commercial key box shall be installed and maintained prior to the final fire inspection.

KnoxBox - A commercial KnoxBox key lock box shall be installed and maintained on the front of the building near the main entrance. The KnoxBox shall be installed prior to fire final inspection. Premises keys labeled and ready for placement in the KnoxBox shall be submitted to the Fire Inspector when the Fire Inspector closes and locks the KnoxBox at the final fire inspection. The commercial KnoxBox specified for the "Salinas Fire Dept" jurisdiction shall be ordered from The Knox Company at www.knoxbox.com.

Plans reviewed by: DOROTHY PRIOLO, Deputy Fire Marshal



CITY OF SALINAS
POLICE DEPARTMENT
MEMORANDUM

DATE: July 21, 2025
TO: Tom Wiles, Senior Planner
FROM: Gerardo Magana, Sergeant
SUBJECT: CUP 2024-065 (201 Monterey St. Kwik Serve)

I have reviewed the provided information regarding CUP 2024-065, proposed alcohol license type 20 off sale alcohol for location 201 Monterey St. Salinas, Ca. 93906.

This location is in Police Reporting District (PRD) #132. The police department's statistics office provided me with an overall 2024 average crime rate of 73.43 per PRD. According to the police department's statistics office, the crime statistics for 2024 for PRD #132 is 118, which is above the PRD average.

City of Salinas PRD #132	
Year 2024	
Murder	1
Robbery	8
Burglary	3
Rape	1
Aggravated Assault	31
Simple Assault	38
Stolen Vehicles	13
Larceny	11
Part Two Crimes	12
Arson	0
TOTAL	118
***all charges include attempted**	

PRD #132 is located on Monterey St. business district. A majority of the crimes that occur in this area are Part II crimes which consists of a variety of crimes such as Forgery, Embezzlement, Fraud, Vandalism, Theft, Drug Abuse, fights, DUI, Public Intoxication, Loitering, and others.

It is my opinion that there may be an increase for police services for this project based on the fact PRD #132 has a higher-than-average crime rate in the City of Salinas.

Exhibit K

The Salinas Police Department does not object to the approval of CUP 2024-065, subject to the following recommendations:

- Digital surveillance system with **high quality** cameras focused on the points of sales, entrances/exits of the store and the parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to police upon request.
- Ample lighting in the exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- All legal requirements be met so that the business be posted for trespassing and enforceable by the police department for Salinas City Code (SCC) 21-35.

Sec. 21-35. - Trespass—Prohibited on posted land.

It shall be unlawful for any person to enter or go upon or pass over or remain upon any land of another where the owner of such property, or the person entitled to the possession thereof for the time being, or the authorized agent of either, has posted or caused to be posted upon the land printed notices that the land is private property and warning all persons from trespassing thereon.