



# Conditional Use Permit 2024-058

Tuesday, May 6, 2025

Salinas City Council

Thomas Wiles, Senior Planner -  
Community Development Department

# Executive Summary

Applicant: RJK Liquor Incorporated

Use: Off-sale alcohol

Type 20 ABC license – Beer & Wine

Existing 2,960 sf. food and beverage sales

La Corona Market

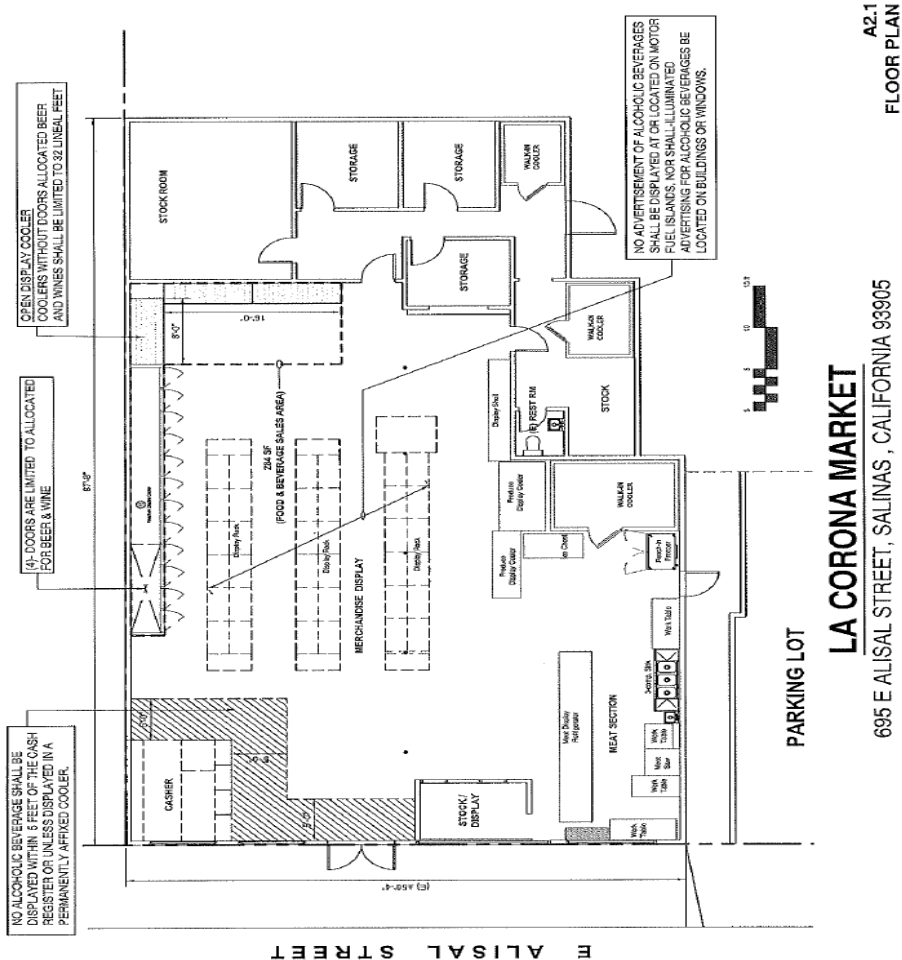
Located on mixed-use site

# Background



- Hebbbron Properties LLC, Property Owner
- Multiple structures and uses on-site
- Zoned CR-FG-5
- Surrounding uses:
  - Commercial &
  - Residential

# Discussion



- Undue Concentration
  - Number of Outlets in CT 5.01
    - Four (4) Allowed
    - Five (5) Active
    - Six (6) if CUP approved
- Crime
  - PRD exceeds number of reported crimes
- Salinas Police Department does not object
- Exempt from CEQA per Section 15061(b)(3)
- April 2, 2025 – Planning Commission voted 2/2
  - No action taken, forward to City Council

# Recommendation

- Approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-058.



# Questions?