

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2023-12**

**RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
PLANNED UNIT DEVELOPMENT PERMIT 2022-001; SECOND AMENDMENT TO
PLANNED UNIT DEVELOPMENT PERMIT 2014-001 TO ADD A 1.651-ACRE
BUILDING PAD, CONSTRUCT A 3,501 SQUARE-FOOT RESTAURANT WITH A
DRIVE-THROUGH, OUTDOOR SEATING, 41 OFF-STREET PARKING SPACES, AND
AN 87.6 SQUARE-FOOT (58.6%) INCREASE IN SIGN AREA LOCATED AT THE
NORTHRIDGE MALL SHOPPING CENTER AT 1700 NORTH MAIN STREET IN THE
COMMERCIAL RETAIL (CR) ZONING DISTRICT (PUD 2022-001)**

WHEREAS, on December 6, 2023, the Salinas Planning Commission, at the request of the Applicant, Kimley Horn on behalf of Ethan Conrad Properties, held a duly noticed public hearing to consider Planned Unit Development Permit 2022-001, a Second Amendment to Planned Unit Development Permit 2014-001 to add a 1.651-acre building pad, construct a 3,501 square-foot restaurant with a drive-through, outdoor seating, 41 off-street parking spaces, and an 87.6 square-foot (58.6%) increase in sign area located at the Northridge Mall shopping center at 1700 North Main Street in the Commercial Retail (CR) Zoning District (Assessor's Parcel Number: 253-201-054-000); and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, 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 Planning Commission that it recommends that the City Council approve Planned Unit Development Permit 2022-001; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission 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 includes construction of a 3,501 square-foot restaurant with a drive-through, outdoor seating, and 41 parking spaces, on a 1.651-acre project site, 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.

For the 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 this district is to provide areas for a wide range of commercial uses,

such as the existing regional shopping center and the proposed restaurant with a drive-through. Therefore, 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 because the proposed restaurant with a drive-through will be located within the existing shopping center area and includes substantial compliance with the development standards contained in the Salinas Zoning Code.

The project includes a total of 5,288 off-street parking spaces for the entire shopping center. Per Condition No. 12 of PUD 2014-001, a minimum of 5,229 off-street parking spaces are required for the entire shopping center, which is in conformance with the zoning code. Therefore, the proposed project conforms with the minimum requirement to provide off-street parking. Vehicle queuing for the two (2) adjacent drive-through lanes is 12 vehicles, which exceeds the minimum requirement of five (5) spaces. Proposed colors, materials, and design of the proposed structure are in compliance with those applicable to the Northridge Mall.

Landscaped islands are proposed within the interior of the parking lot and a tree line along the eastern side of the driveway entrance at Madrid Street. However, the proposed project does not include a landscaped island for every five (5) spaces along the west side of the parking lot pursuant to Zoning Code Section 37-50.690(g)(4). This deviation is requested to allow for the provision of additional off-street parking. The proposed deviation is acceptable as a part of the PUD process because the parking lot landscaping will include 13 trees, which exceeds the minimum required 8 trees (41 parking spaces/5), 22.9% of the project site (Lease Area) will be landscaped, landscaping will be retained and enhanced along the North Main Street and Madrid Street frontages and additional trees will be located along the driveway entrance at Madrid Street and in the northern portion of the project site.

As an alternative, this PUD authorizes a 58.6% increase in maximum allowed sign area. This would allow a maximum sign area of 237.08 square-feet, 87.6 square-feet above the maximum allowed 149.48 square-feet, which is consistent with the

previously approved increase in sign area for the Round One freestanding bowling pin sign. The requested 143% increase in sign area over the maximum allowed 149.28 square-feet would be detrimental to the surrounding neighborhood and result in a competitive advantage to the subject pad restaurant over the other pad restaurants located along North Main Street and would result in visual clutter to the community.

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 proposed project will 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.

PASSED AND APPROVED this 6th day of December 2023, by the following vote:

AYES: Chairperson Gonzalez, Commissioners Donohue, McKelvey Daye, Meeks, Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioners Manzo, Ramos

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 December 6, 2023, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date:

12/8/23



Courtney Grossman
Secretary