

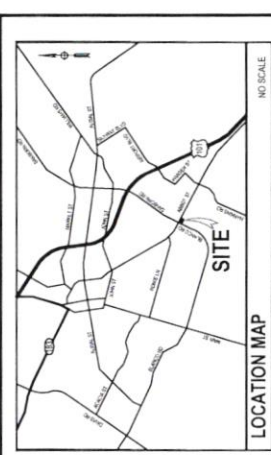
North

Vicinity Map



CONDITIONAL USE PERMIT 2024-022 1012 and 1016 Abbott Street

Exhibit A



CITY OF BALTIMORE

LOT AREA
 EXISTING: 70,267 SF (1.62 ACRES), 0.0 ACRES
 APN: 002-081-003; 83,244 SF (1.45 ACRES)
 PROPOSED: 70,267 SF (1.62 ACRES)
 PARCEL 2: 25,416 SF (0.58 ACRES)

NUMBER OF LOTS
 EXISTING: 2
 PROPOSED: 2

PROPOSED BUILDING TYPE
 PROPOSED: TYPE V-B (STARBUCKS)
 PROPOSED: TYPE V-B (CIRCLE K)

OCCUPATION TYPE
 PROPOSED: RESTAURANT (STARBUCKS)
 PROPOSED: RETAIL (CIRCLE K)

ALLOWABLE FLOOR AREA
 PROPOSED: MAX ALLOW TO B OCCUPANCY IS 9,000 SF (STARBUCKS)
 PROPOSED: MAX ALLOW TO B OCCUPANCY IS 9,000 SF (CIRCLE K)

NUMBER OF BUILDINGS
 EXISTING: 2
 PROPOSED: 2

HEIGHT OF BUILDINGS
 EXISTING: 27 FEET & 20 FEET
 PROPOSED: 25' - 4" (CIRCLE K)

NUMBER OF STORIES
 EXISTING: 1 STORY
 PROPOSED: 1 STORY

EXISTENCE
 PROPOSED: 3,700 SF & 1,200 SF

ZONING
 PROPOSED: ITC INDUSTRIAL/GENERAL COMMERCIAL
 PROPOSED: ITC INDUSTRIAL/GENERAL COMMERCIAL

LAND USE
 CURRENT: GENERAL COMMERCIAL/LIGHT INDUSTRIAL
 PROPOSED: FOOD AND BEVERAGE SALES WITH DRIVE THRU

FAR
 CURRENT: 0.4
 PROPOSED: 0.1 (CIRCLE K), 0.06 (STARBUCKS)

SETBACKS
 REAR: 0 FEET
 SIDE: 0 FEET

BUILDING SETBACK LIMITS
 PROPOSED: NO SETBACK LIMIT

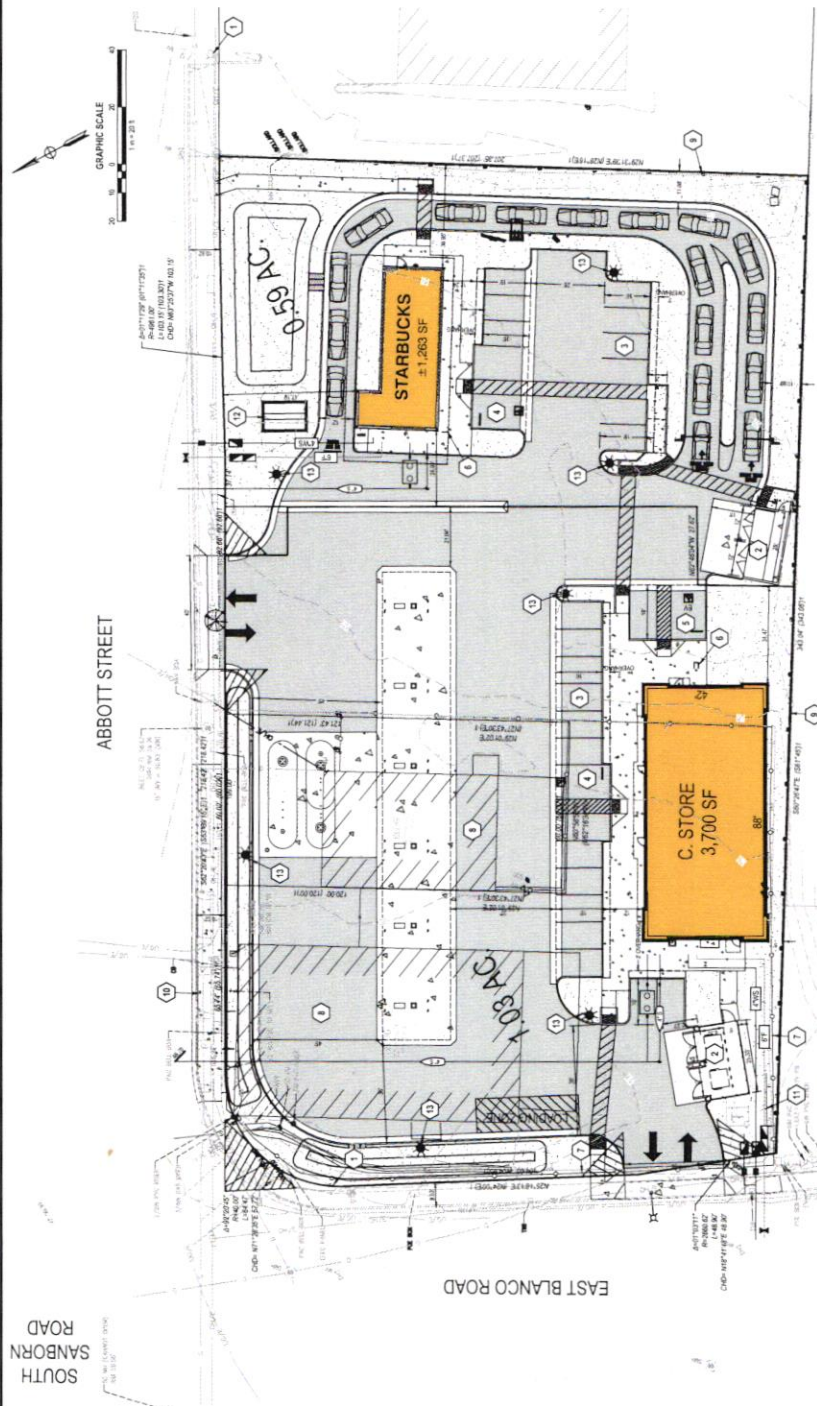
PARKING
 FOOD AND BEVERAGE SALES: 1/200 SF
 REQUIRED: 5 SPACES
 CONVENIENCE STORES: 1/200 SF
 REQUIRED: 10 SPACES
 PROPOSED: 10 SPACES

PARKING STALLS
 STALL WIDTH: 8 FEET
 STALL LENGTH: 18 FEET
 AISLE WIDTH: 24 FEET

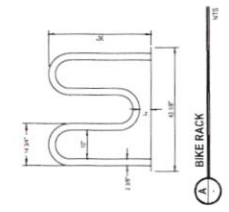
BICYCLE PARKING
 (10) SF IS REQUIRED - 1 BICYCLE SPACE
 (10) SF IS REQUIRED - 2 BICYCLE SPACES

TRUCK TRAILER AREAS
 EXISTING: 0 SF (ON LOT)
 PROPOSED: 0 SF (ON LOT)

APPROXIMATE BUILDINGS
 1500 LINDA CLOT
 1000 OVID TILL



- 1 EXISTING FIRE HYDRANT
- 2 TRASH AND RECYCLING ENCLOSURE PER CITY STANDARD
- 3 PARKING STALL
- 4 ADA PARKING STALL
- 5 EV PARKING STALL
- 6 BICYCLE PARKING PER DETAIL 'A' THIS SHEET
- 7 EXISTING 6" CHAINLINK FENCE TO BE REMOVED
- 8 EXISTING BUILDING TO BE REMOVED
- 9 PROPOSED 6" TALL CHAINLINK FENCE ALONG THE SOUTH AND EAST PROPERTY LINES
- 10 PROPOSED CURB, GUTTER AND SIDEWALK REPLACEMENT OF EXISTING DRIVEWAYS
- 11 EXISTING BILLBOARD TO BE REMOVED
- 12 EXISTING BILLBOARD TO REMAIN
- 13 PROPOSED PARKING LOT LIGHTS



DATE: AUGUST 15, 2024	SHEET: SP-1	NO. OF SHEETS: 5
CIRCLE K & STARBUCKS ABBOTT STREET & BLANCO ROAD SITE PLAN		
CITY OF BALTIMORE, MD		
MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING 400 Colshire Drive, Suite #140 Towson, CA 21286 TEL: 410-289-9000 WWW.MORTONANDPITALO.COM		
SCALE:	COMPILED:	
HORIZ. 1" = 20'	DESIGNED:	
VERT. 1" = 20'	DRAWN:	
	PROJ. ENGR:	

LEGEND



SECURITY CAMERA




CAMERA DIRECTION

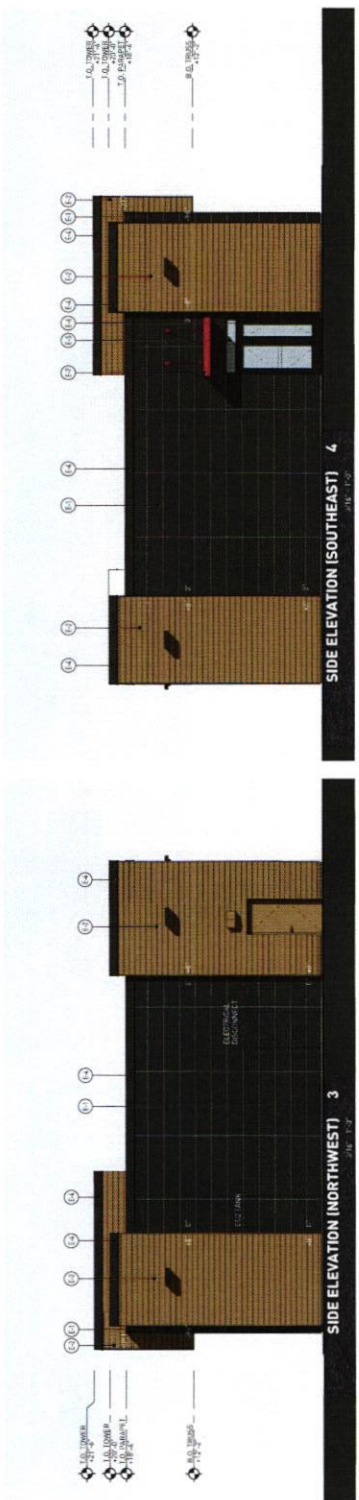
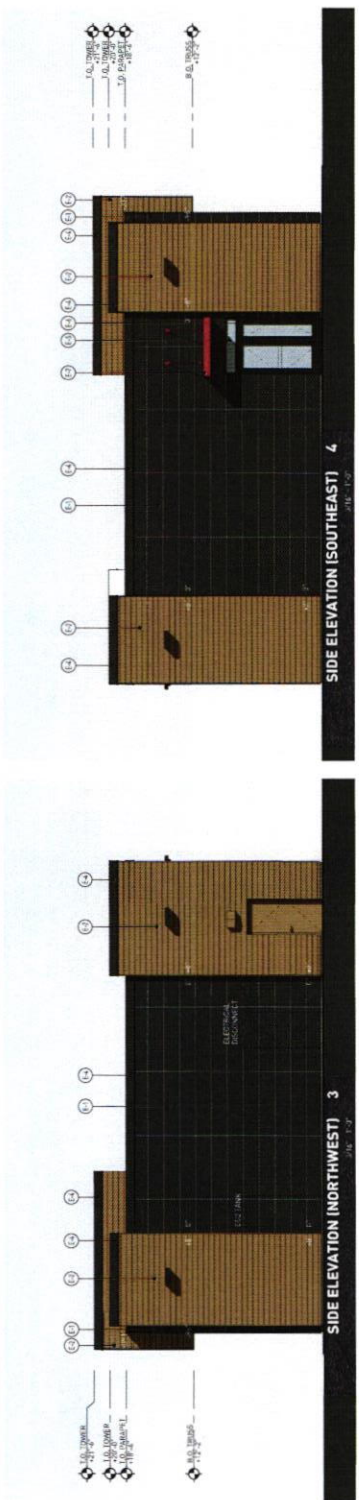
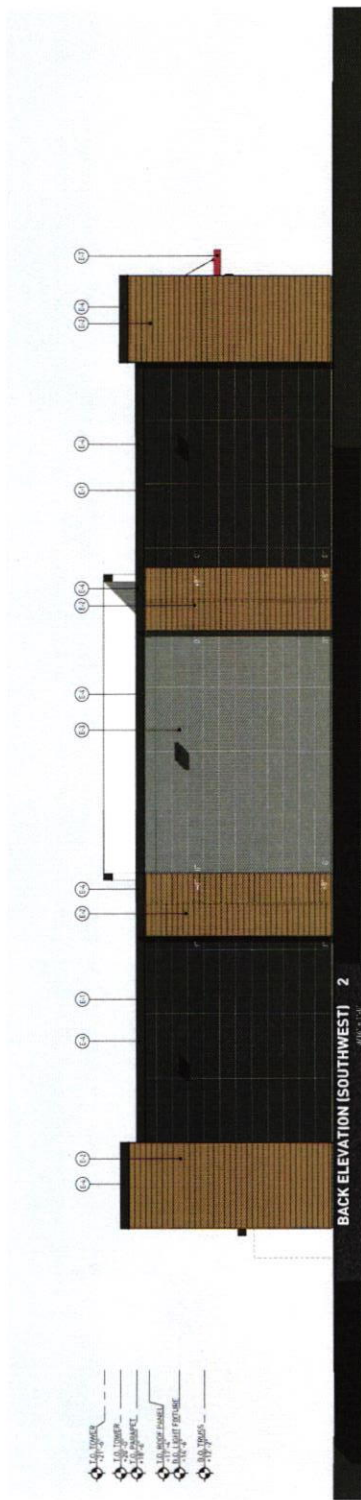
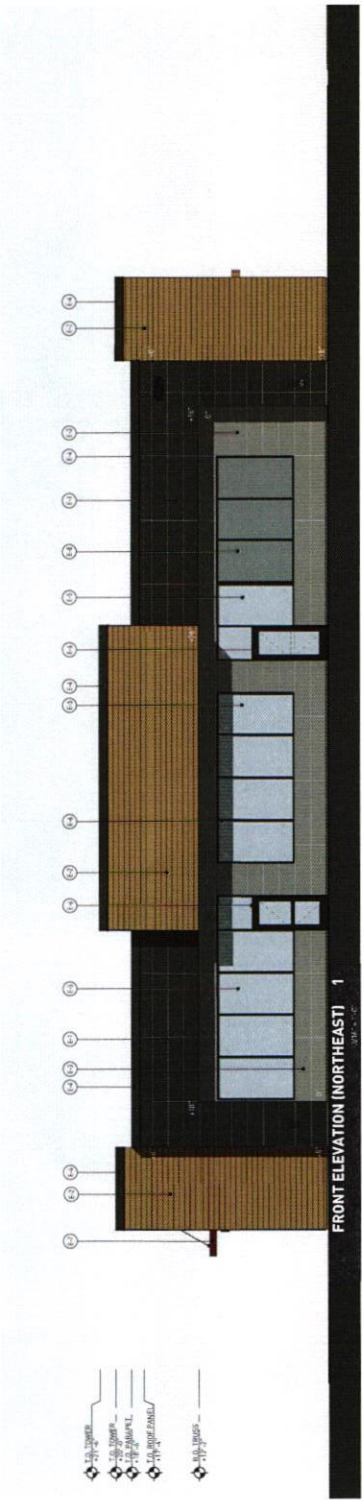


FLOOR PLAN 1

MATERIAL LEGEND

-  E.6. SPANDREL GLASS
-  E.7. ALUMINUM ANODING (CERAMITIDS: RAIN SCREEN)
-  E.8. ANODIZED WINDOW FRAME (CERAMITIDS: RAIN SCREEN)
-  E.9. T. PINKA WHITE CLEAR GLASS
-  E.10. METALLIC COPPER
-  E.11. NICHIA VINTAGE WOOD (CERAMITIDS: RAIN SCREEN)
-  E.12. NICHIA VINTAGE WOOD (CERAMITIDS: RAIN SCREEN)
-  E.13. NICHIA VINTAGE WOOD (CERAMITIDS: RAIN SCREEN)

NOTES:
 1. COLORS SHOWN ON THESE ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. MATERIALS TO BE USED WILL BE DETERMINED BY THE ARCHITECT'S SAMPLE SET.

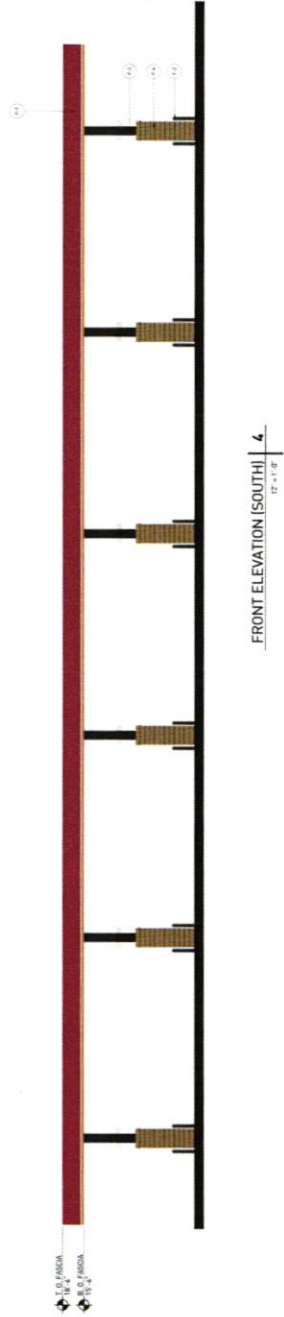
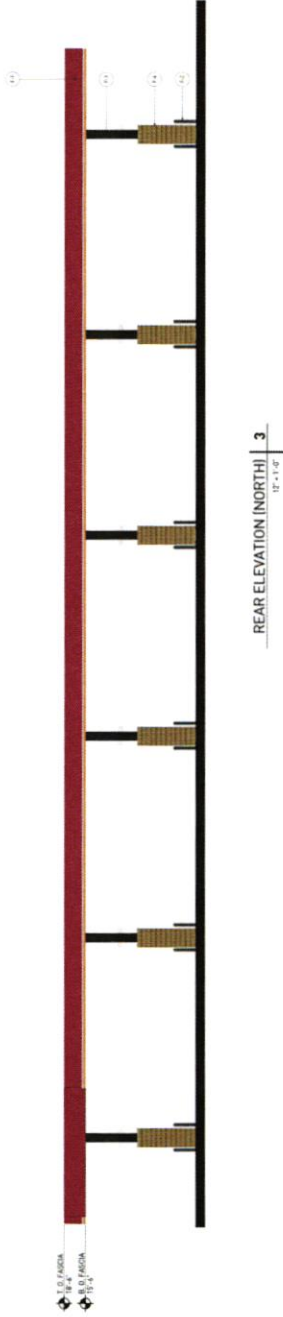
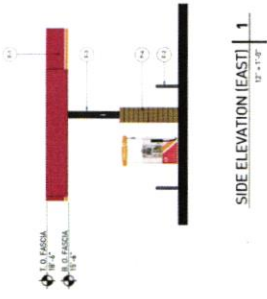
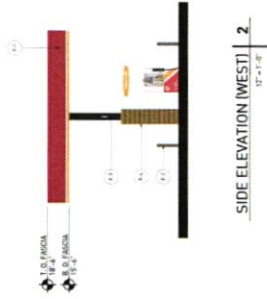


06/21/24

rdc | CIRCLE K - SALINAS, CA - SEC ABBOT ST. & BLANCO RD.

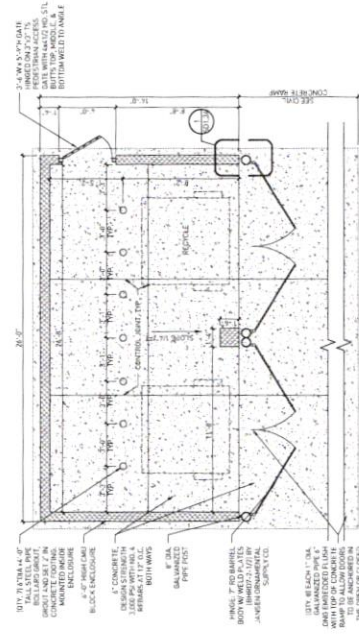
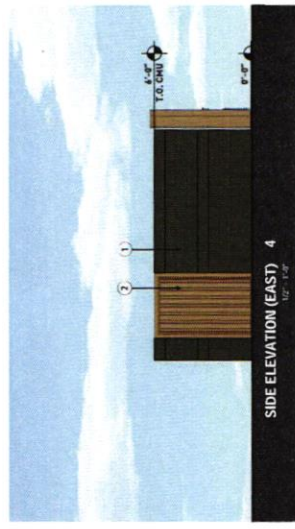
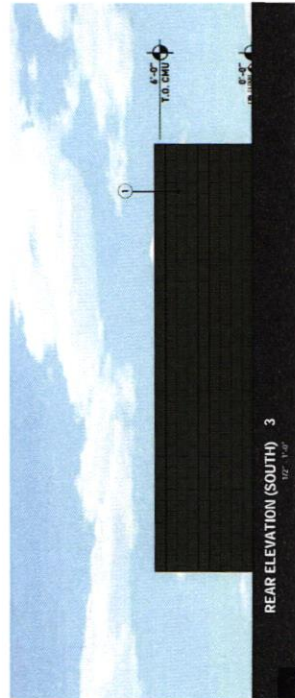
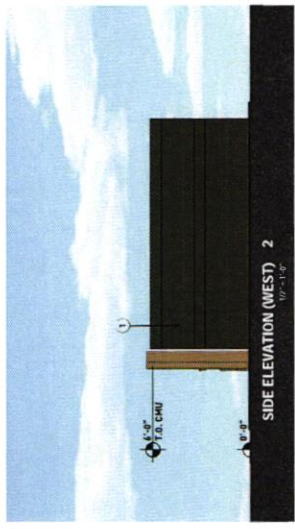
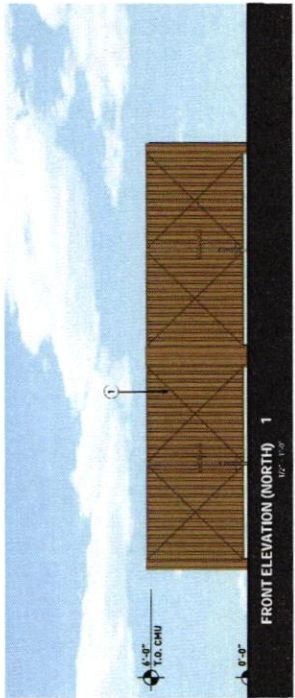
	F-4. NICHIAH W/SL. FINISH
	F-5. STEEL COLUMN WITH PAINT FINISH
	F-6. PINE BOLLARD SLIPE
	F-7. PINE BOLLARD SLIPE

MATERIAL LEGEND
N.T.S.



MATERIAL LEGEND

-  F-2 PAINTED METAL GATE
TOP SURF. FINISH: RAL 7016 BRICK RED
-  F-1 SMOOTH FACE PAINTED CMU BRICK
TOP SURF. FINISH: WHITE



TRASH ENCLOSURE PLAN
1/2" = 1'-0"





06/21/24
rdc. | CIRCLE K - SALINAS, CA - SEC ABBOT ST. & BLANCO RD.

EXTERIOR 3D RENDERING
PROPOSED COLOR ELEVATIONS



CITY OF SALINAS
POLICE DEPARTMENT
MEMORANDUM

DATE: August 30, 2024
TO: Robert Latino, Associate Planner
FROM: Gerardo Magana/ Sergeant
SUBJECT: CUP 2024-022 (1016 Abbott St.)

I have researched information for CUP 2024-022 regarding the proposed application for off-sale alcohol use.

This location is in Police Reporting District (PRD) #108. The police department’s statistics office provided me with an overall 2022 average crime rate of 61.21 per PRD. According to the police department’s statistics office, the 2022 crime statistics for PRD #108 is 22, **well below the PRD average**. The applicable crime statistic of 22 for PRD # 108 is below 73.45 (PRD average of 61.21 + 20%), therefore making the subject site not in area of undue concentration for crime statistics per California Code, Business and Professions Code-BPC § 23958.4.

City of Salinas PRD #108 Year 2022	
Murder	0
Robbery	0
Burglary	4
Rape	0
Aggravated Assault	0
Simple Assault	2
Stolen Vehicles	1
Larceny	2
Part Two Crimes	13
Arson	0
TOTAL	22
***all charges include attempted**	

PRD #108 is located within the area heavy commercial district. A majority of the crimes that occur in this area are Part Two crimes which include burglary, simple assault, theft and larceny. In this area are some unhoused population that reside along the Union Pacific railroad tracks near the South Sanborn bridge.

It is my opinion that there may not be an increase for police services for this project.

The Salinas Police Department does not object to the approval of CUP 2024-044, subject to the following recommendations:

- Digital surveillance system with **high quality** cameras focused on the points of sales, entrances/exits of the business 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 parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.