

**GENERAL PLAN AMENDMENT 2022-003, REZONE 2022-003, AND
CONDITIONAL USE PERMIT 2022-005; AMEND THE GENERAL PLAN
DESIGNATION FROM “RESIDENTIAL LOW DENSITY” TO
“RETAIL”, CHANGE THE ZONING DESIGNATION FROM
“RESIDENTIAL LOW DENSITY (R-L-5.5)” TO “COMMERCIAL
RETAIL (CR)”, AND ESTABLISH AND OPERATE AN EXTENDED STAY
HOTEL FOR 22 OF 25 ROOMS LOCATED AT 2110 NORTH MAIN
STREET IN THE COMMERCIAL RETAIL (CR) AND RESIDENTIAL
LOW DENSITY (R-L-5.5) ZONING DISTRICTS**



Thomas Wiles, Senior Planner
Community Development Department
Tuesday June 20, 2023

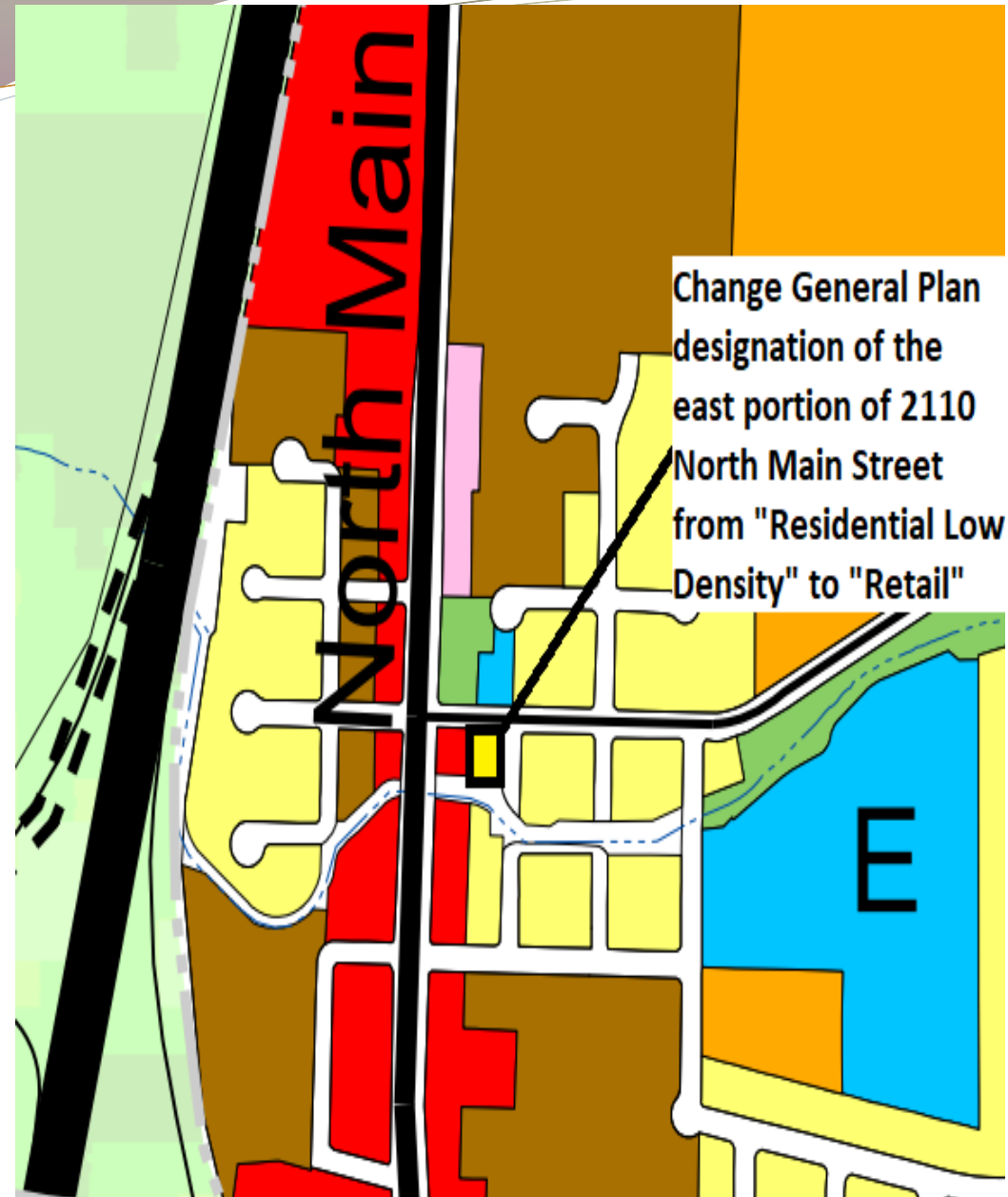
Background

- Located at 2110 North Main Street
- Existing hotel/motel (Capitol Motel)
 - Legal non-conforming use
 - Constructed circa 1936
- Applicant - Capitol Motel – Ray Patel
 - Establish & operate Extended Stay Hotel
- Split General Plan & Zoning designations
 - Consistent designations
- Surrounding uses:
 - Commercial, Park, Public/Semipublic, & Residential

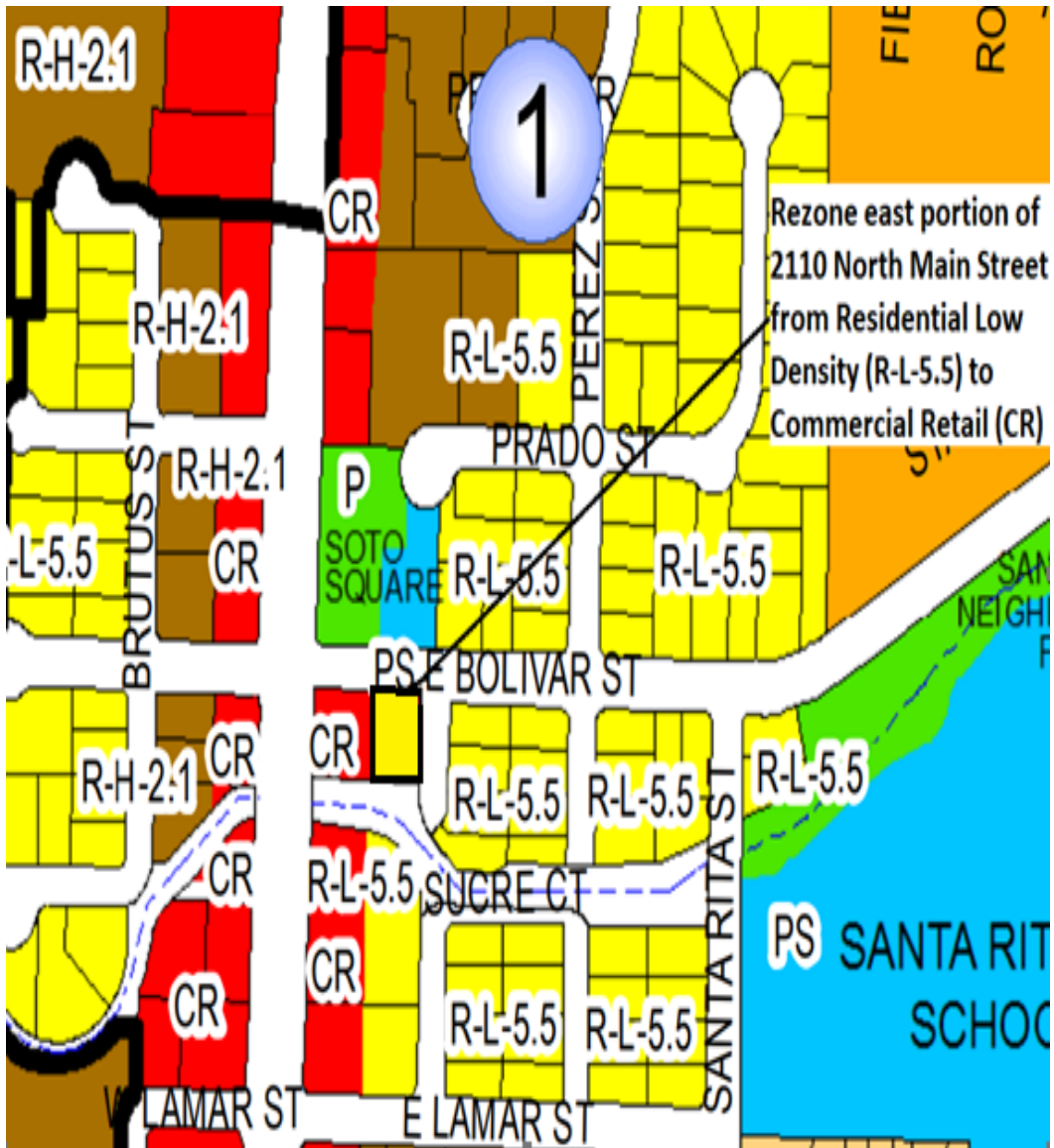


General Plan Amendment 2022-003

- 18,880 square-foot lot
- 8,349 s.f. eastern portion:
 - “Residential Low Density”
 - Western portion - “Retail”
- Change eastern portion designation:
 - “Residential Low Density” to “Retail”
- Consistent General Plan designation:
 - Allow retail uses on-site



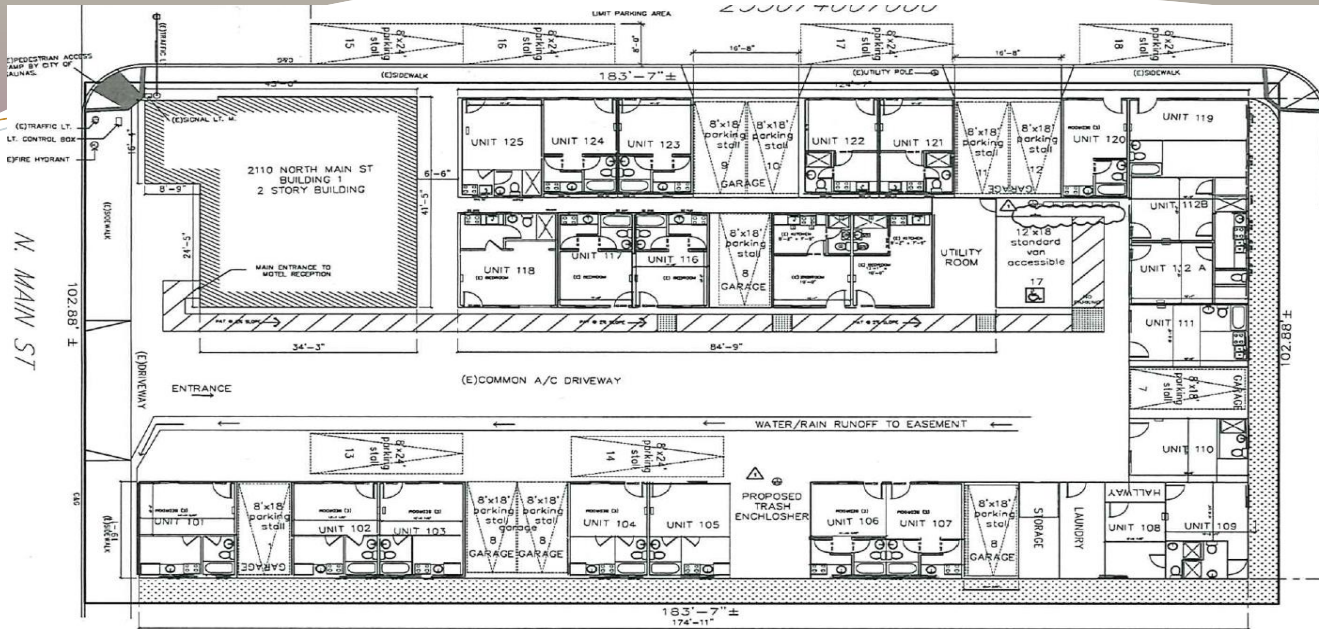
Rezone 2022-003



- Rezone same eastern portion:
 - “R-L-5.5” to “CR”
- Allow commercial uses
 - Proposed Extended Stay Hotel
- Not within Specific plan or Precise Plan area
- Within Salinas
 - Infrastructure available

Conditional Use Permit 2022-005

- Extended Stay Hotel use
- 22 of 25 rooms
- One-story hotel
- Two-story office
- 13 off-street parking spaces
- Need GPA and RZ



Environmental Review

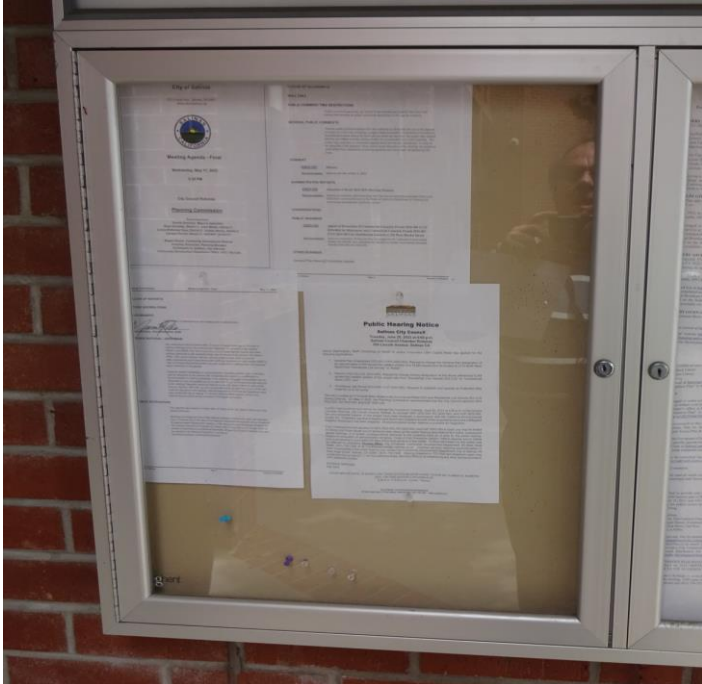
Initial Study & Mitigated Negative Declaration routed to responsible agencies on March 17, 2023:

- Will not have a significant effect on the environment
 - Mitigation Monitoring and Reporting Program
 - State Clearinghouse – March 17, 2023 (SCH Number 2023030481)
 - Posted County Clerk’s Office – March 17, 2023
 - Routed to responsible agencies – March 17, 2023
 - Deadline for comments – April 17, 2023

Initial Study Comments received from the following:

- Monterey Salinas Transit (MST)

Recommendation



- Planning Commission recommended approval on May 3, 2023
- Housing and Land Use Committee recommended approval on May 9, 2023
- Approve a Resolution:
 - Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
 - Approve General Plan Amendment 2022-003;
 - Changing General Plan Land Use Designation at 2110 North Main Street
 - Approximately 8,349 s.f eastern portion of 18,880 s.f lot
 - “Residential Low Density” to “Retail”; and
 - Approve Conditional Use Permit 2022-005;
 - Establish and operate Extended Stay Hotel for 22 of 25 on-site rooms; and
- Adopt an Ordinance:
 - Approve Rezone 2022-003;
 - Change Zoning designation of above referenced eastern portion of project site
 - “R-L-5.5” to “CR”
- **Public Notices:**
 - Published in Monterey Herald – June 4, 2023; and
 - Mailed and Posted – June 4, 2023