

**North**

## **Vicinity Map**



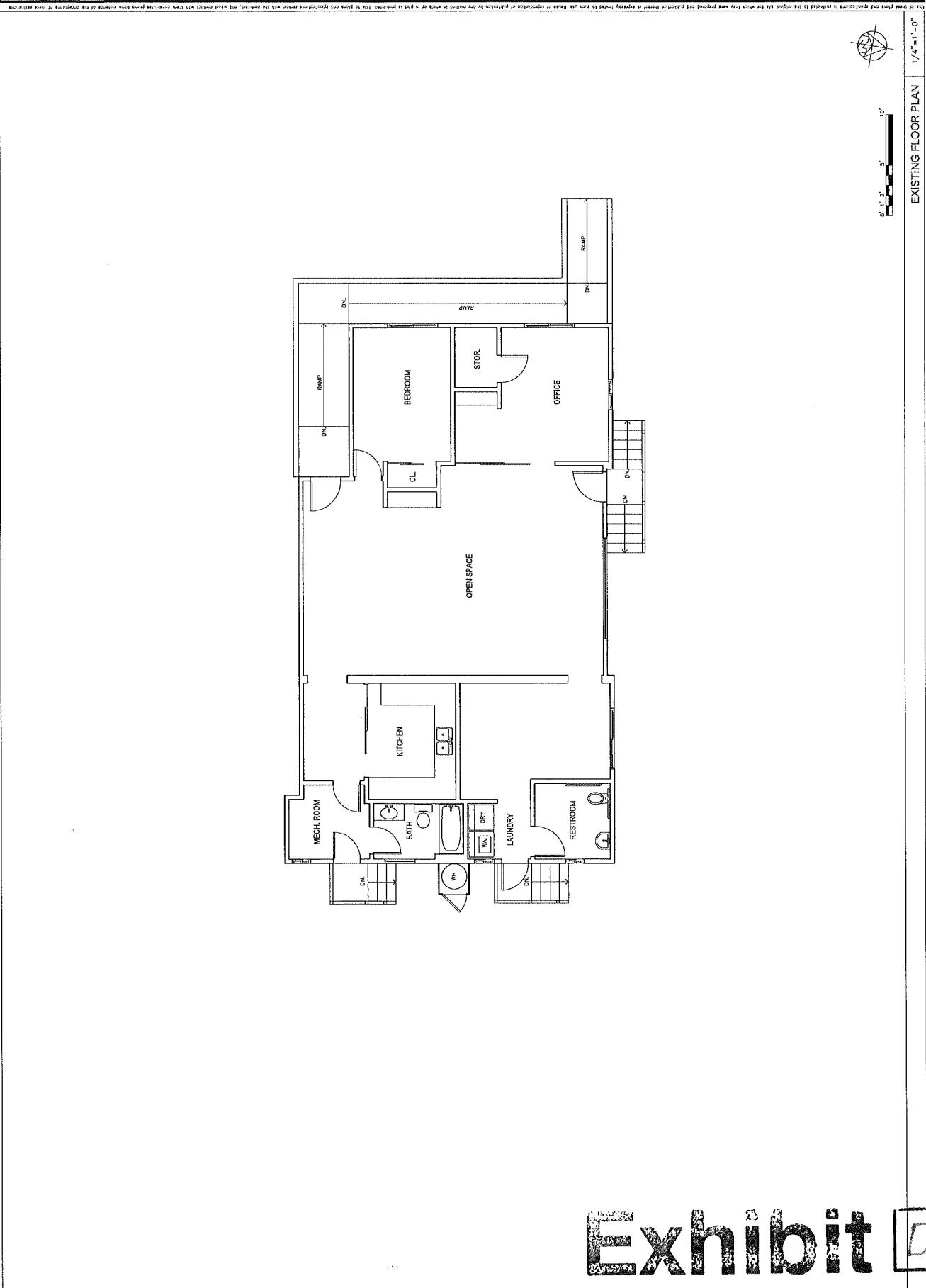
# **CONDITIONAL USE PERMIT 2021-011**

## **109 Capitol Street**

**Exhibit A**







EXISTING FLOOR PLAN  
1/4" = 1'-0"



# City of Salinas

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

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

## ENGINEER'S REPORT

**DATE:** 4/22/2021

**PLANNER:** Marisol Ruvalcaba

**OWNER/APPLICANT:** Charles Carranza/Craig Varjian

**PURPOSE:** CUP2021-011

**LOCATION:** 109 Capitol St

**RECOMMENDATION:** Approve

**DEVELOPMENT PROPOSAL:** Change use of existing 1,599 sf building from beauty salon to dental office with a 37.5% parking reduction.

**SWDS CATEGORY:** Non-Priority

**NDPES CATEGORY:** N/A

**SWDS THRESHOLD:** N/A

**DEVELOPMENT REVIEW:** *Development review application and plans prepared by AO Architectural Design, dated 4/1/2021.*

1. Development Impact Fees – Development impact fees are estimated at \$5782.00 based on the change in use. See attached estimate. Additional sewer impact fees may apply. Applicant shall provide a completed Sanitary Sewer Fixture Table with their building permit application. Final impact fees shall be assessed with the building permit and are due prior to issuance of a building permit.

*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.*

**CITY OF SALINAS**

**Adriana Robles, P.E., CFM**  
City Engineer

**Exhibit** E

# DEVELOPMENT FEES

## COMMERCIAL BUILDINGS (2019-2021)

(Including Hotels/Motels/Schools)

|                                                               |                                                      |                                      |                                |                                                              |
|---------------------------------------------------------------|------------------------------------------------------|--------------------------------------|--------------------------------|--------------------------------------------------------------|
| Address: 109 Capitol St                                       |                                                      |                                      | Permit #: <b>Estimate Only</b> |                                                              |
| Date: 04/22/21                                                |                                                      |                                      | Bldg. Area: 1,599 sf           |                                                              |
| <b>1. STREET TREE FEE:</b>                                    |                                                      |                                      |                                | 2304.00.0000-56.5110                                         |
| 0                                                             | Street Frontage (LF)                                 | multiplier (per 60' frontage) \$353: | \$ -                           | Not assessed if provided by applicant                        |
| TOTAL STREET TREE FEE DUE:                                    |                                                      |                                      | \$ -                           |                                                              |
| <b>2. SANITARY SEWER FEE:</b>                                 |                                                      |                                      |                                | 2301.00.0000-56.5120                                         |
| First 4,000 sf of building area and first 20 F.U. = \$1,809:  |                                                      |                                      |                                | Please complete attached Sanitary Sewer Fixture Table.       |
| (20)                                                          | Fixture units over 20 x \$19.15 ea:                  |                                      |                                |                                                              |
| 0                                                             | sq. ft. of building area over 4,000/100 x \$4.49 ea: | \$ -                                 |                                |                                                              |
| TOTAL SANITARY SEWER FEE DUE:                                 |                                                      |                                      | \$ -                           |                                                              |
| <b>3. STORM DRAIN FEE:</b>                                    |                                                      |                                      |                                | 2301.00.0000-56.5130                                         |
|                                                               | sf property                                          | 43,560 sf/acre:                      | 0.000                          | Credit provided for existing development. No fee assessed.   |
|                                                               |                                                      | @ \$7,447/acre:                      | \$ -                           |                                                              |
|                                                               |                                                      | (School Rate) @ \$5,938/acre:        | \$ -                           |                                                              |
| TOTAL STORM DRAIN FEE DUE:                                    |                                                      |                                      | \$ -                           |                                                              |
| <b>4. TRAFFIC IMPACT FEE:</b>                                 |                                                      |                                      |                                | 2306.00.0000-56.5150                                         |
|                                                               |                                                      |                                      | Dental Office                  | Beauty Salon                                                 |
| Building Square Footage:                                      |                                                      |                                      | 1,599                          | -1,599                                                       |
| Use:                                                          |                                                      | Divided by 1,000 :                   | 1.599                          | (1.599)                                                      |
| Category:                                                     |                                                      | Trip Rate (TFO):                     | 36                             | 30                                                           |
| Trips:                                                        |                                                      |                                      | 58                             | -48                                                          |
| Total Trips:                                                  |                                                      |                                      | 10                             |                                                              |
| @ \$390/trip (\$564/trip in FGA):                             |                                                      |                                      | \$ 3,900.00                    | Estimate per 2010 Traffic Improvement Program                |
| TOTAL TRAFFIC IMPACT FEE DUE:                                 |                                                      |                                      | \$ 3,900.00                    |                                                              |
| <b>5. REGIONAL DEVELOPMENT IMPACT FEE</b>                     |                                                      |                                      |                                | 8809.81.8157-57.8640                                         |
| Fee assessed by the Transportation Agency for Monterey County |                                                      |                                      | \$ 1,882.15                    | Per TAMC fee schedule                                        |
| <b>6. PUBLIC FACILITIES IMPACT FEE</b>                        |                                                      |                                      |                                |                                                              |
| FIRE IMPACT FEE \$535.25/ksf (Commercial) =                   |                                                      |                                      |                                | Credit provided for existing building area. No fee assessed. |
| POLICE IMPACT FEE \$712.21/ksf (Commercial) =                 |                                                      |                                      |                                |                                                              |
| TOTAL PUBLIC FACILITIES IMPACT FEE                            |                                                      |                                      |                                |                                                              |
| <b>TOTAL DEVELOPMENT FEES DUE:</b>                            |                                                      |                                      | <b>\$ 5,782.15</b>             |                                                              |

Effective: July 1, 2019

Valid through: June 30, 2020

## Regional Development Impact Fees

### Fee Calculation Worksheet

Last updated October 1, 2018

**Project Name:**

**Date:**

|                          |                 |
|--------------------------|-----------------|
| Select the Benefit Zone: | GREATER SALINAS |
| Select the Agency:       | City of Salinas |

| Select the Land Use Type: | Fee Schedule | Enter the # of Units | Fees   |
|---------------------------|--------------|----------------------|--------|
| 1                         | \$0.00       |                      | \$0.00 |
| 2                         | \$0.00       |                      | \$0.00 |
| 3                         | \$0.00       |                      | \$0.00 |
| 4                         | \$0.00       |                      | \$0.00 |
| 5                         | \$0.00       |                      | \$0.00 |

Calculate by Fee per Trip (Only use for appeals):

\$346  \$3,460.00

|                            |                      |                   |
|----------------------------|----------------------|-------------------|
| Subtotal:                  |                      | \$3,460.00        |
| Apply discount:            | 45.60%               | \$1,577.85        |
| Apply credits:             | <input type="text"/> | \$0.00            |
| <b>Total Regional Fee:</b> |                      | <b>\$1,882.15</b> |

## DEVELOPMENT FEE WORKSHEET

for COMMERCIAL BUILDINGS  
(Including Hotels/Motels/Schools)

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Address: \_\_\_\_\_

APN: \_\_\_\_\_ Parcel Size: \_\_\_\_\_ Sq. ft.  
\_\_\_\_\_ Acres

TYPE OF USE: \_\_\_\_\_ Use: \_\_\_\_\_ Category: \_\_\_\_\_

BUILDING SQUARE FOOTAGE: \_\_\_\_\_ Existing: \_\_\_\_\_ Frontage (LF): \_\_\_\_\_

\_\_\_\_\_ New Use: \_\_\_\_\_

0 Total: \_\_\_\_\_

| SANITARY SEWER FIXTURE UNITS                           | Proposed | Existing | Multiplier | Net Changes |
|--------------------------------------------------------|----------|----------|------------|-------------|
| Bathtubs or Combo Bath/Shower                          |          |          | 2          | 0           |
| Bidets                                                 |          |          | 1          | 0           |
| Clothes Washer, domestic                               |          |          | 3          | 0           |
| Dental Cuspidors                                       |          |          | 1          | 0           |
| Dishwasher, Domestic                                   |          |          | 2          | 0           |
| Drinking Fountain                                      |          |          | 0.5        | 0           |
| Drinking Fountain, Assembly                            |          |          | 1          | 0           |
| Floor Drains, 2" (equiv. area for larger floor drains) |          |          | 2          | 0           |
| Indirect Receptor                                      |          |          | 6          | 0           |
| Food Waste Grinder, commercial                         |          |          | 3          | 0           |
| Interceptors/Grease, Oil, Solids                       |          |          | 3          | 0           |
| Interceptors/Sand, Auto Wash, etc.                     |          |          | 6          | 0           |
| Mobile Home Park Traps                                 |          |          | 6          | 0           |
| Shower, single head                                    |          |          | 2          | 0           |
| Shower, additional heads                               |          |          | 1          | 0           |
| Sink, Bar                                              |          |          | 2          | 0           |
| Sink, Clinic                                           |          |          | 6          | 0           |
| Sink, Commercial w/ Food Waste                         |          |          | 3          | 0           |
| Sink, Exam Room                                        |          |          | 1          | 0           |
| Sink, Domestic Kitchen (w/ or w/o food waste)          |          |          | 2          | 0           |
| Sink, Laundry (w/ or w/o washer connection)            |          |          | 2          | 0           |
| Sinks, Service/Mop                                     |          |          | 3          | 0           |
| Sink, Service (w/ flushing rim)                        |          |          | 6          | 0           |
| Sink, Wash                                             |          |          | 2          | 0           |
| Sink, Washfountain                                     |          |          | 2          | 0           |
| Urinal                                                 |          |          | 2          | 0           |
| Urinal, Assembly                                       |          |          | 6          | 0           |
| Water Closet                                           |          |          | 4          | 0           |
| Water Closet, Assembly                                 |          |          | 6          | 0           |

\*Assembly per Plumbing Code 2016, Table 702.1

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