



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: DECEMBER 1, 2021

TO: PLANNING COMMISSION

FROM: MEGAN HUNTER, COMMUNITY DEVELOPMENT DIRECTOR

BY: THOMAS WILES, SENIOR PLANNER

TITLE: **CONDITIONAL USE PERMIT 2021-011; REQUEST TO ESTABLISH AND OPERATE A MEDICAL AND DENTAL OFFICE USE IN AN EXISTING 1,599 SQUARE-FOOT, ONE (1) STORY COMMERCIAL BUILDING WITH A FOUR (4) SPACE (50%) PARKING REDUCTION AND SITE IMPROVEMENTS LOCATED AT 109 CAPITOL STREET IN THE COMMERCIAL OFFICE – CENTRAL CITY OVERLAY – DOWNTOWN NEIGHBORHOOD AREA (CO-CC-DN) DISTRICT**

RECOMMENDED MOTION:

A motion to approve a Resolution finding the project exempt pursuant to Section 15301 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2021-011.

RECOMMENDATION:

Approve a Resolution finding the project exempt pursuant to Section 15301 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2021-011.

EXECUTIVE SUMMARY:

Craig Varjian is proposing to establish and operate a medical and dental office use in an existing 1,599 square-foot, one (1) story commercial building with a four (4) space (50%) Parking Reduction and site improvements.

DISCUSSION:

Background:

Craig Varjian is requesting approval to establish and operate a medical and dental office use in an existing 1,599 square-foot, one (1) story commercial building with a four (4) space (50%) Parking Reduction and site improvements including installation of landscaping and irrigation, a trash enclosure, and reconstruction of the rear yard parking lot. The property owner is the Carranza Family Trust. The property is located in the Commercial Office – Central City Overlay – Downtown Neighborhood Area (CO-CC-DN) Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Residential / Commercial Office – Central City Overlay – Downtown Neighborhood Area (CO-CC-DN)
South:	Business and Professional Office / Commercial Office – Central City Overlay – Downtown Neighborhood Area (CO-CC-DN)
East:	Business and Professional Office / Commercial Office – Central City Overlay – Downtown Neighborhood Area (CO-CC-DN)
West:	Roosevelt School / Public/Semipublic – Central City Overlay – Downtown Neighborhood Area (PS-CC-DN)

The existing structure consists of a 1,599 square-foot commercial building on a 6,500 square-foot lot that was formerly used as a Personal Services use (Beauty Salon). The Applicant is proposing to change the use to a Medical and Dental office use (Dental office). The proposed use would employ a total of four (4) employees (Dentist, Office Manager, Office Assistant, and Hygienist). As per the attached Parking Reduction Data Survey dated July 26, 2021, the Office Manager and Office Assistant would be full-time employees, the Dentist and Hygienist would be part-time. In addition, the Office Manager and Office Assistant would commute together in one (1) vehicle. There are two (2) addresses on-site (109 and 111 Capitol Street). However, the Applicant is proposing to use the entire building and would use the address of 109 Capitol Street (see Exhibit “C”).

The project site currently has five (5) off-street parking spaces. However, because of ADA requirements for the reconstruction of the rear yard parking lot, the Applicant will need to reduce the number of off-street parking spaces to four (4) to allow for one (1) accessible space. Per Zoning Code Section 37-50.360, Table 37-50.100, Medical and Dental Office uses require a minimum of one (1) off-street parking space per every 200 square-feet of gross floor area. Per the Zoning Code, a minimum of eight (8) off-street parking spaces are required on-site ($1,599/200 = 7.995$ (8)). Because of this a four (4) space (50%) Parking Reduction is required.

Per Zoning Code Section 37-30.200, Table 37-30.90, a Medical and Dental Office use in the CO-CC-DN Zoning District requires approval per the administrative Site Plan Review (SPR) process. However, because the Applicant is requesting a four (4) space (50%) Parking Reduction, which exceeds 30%, a Conditional Use Permit (CUP) is required pursuant to Zoning Code Section 37-50.370(b). Per Zoning Code Section 37-50.370(b), the Planning Commission may approve a Parking Reduction greater than 30% through the Conditional Use Permit process if the Commission finds that any of the conditions listed in Section 37-50.370(a) are established.

ANALYSIS:

Parking Reduction

The application includes a request for a four (4) space, 50% Parking Reduction, which requires Planning Commission consideration through a Conditional Use Permit. Staff recommends approval of the proposed four (4) space (50%) Parking Reduction per Zoning Code Section 37-50.370(a)(4), because per the attached “Parking Reduction Data Survey for 109 Capitol Street dated July 26, 2021”, survey or other data exists which supports a reduction in parking, which by their nature, are not likely to be converted to another use with greater parking requirements. Per Zoning Code Section 37-50.360, Table 37-50.100, the off-street parking demand for medical and dental office uses is one (1) space per every 200 square-feet of gross floor area, which is one of the highest requirements of the Zoning Code.

There will be four (4) employees on-site (Dentist, Office Manager, Office Assistant, and Hygienist). Per the survey, the Office Manager and Office Assistant would commute together in one vehicle, who are both the only full-time employees. Due to the work schedules of the other two employees (Dentist and Hygienist), there would be either one or two available parking spaces for patients daily. The survey states that the Dentist would see one patient every 45 minutes on Mondays and Thursdays and one patient every hour on Tuesday, Wednesday, and Friday when they and the hygienist are working on the same day. In addition, the hygienist would see approximately one patient per hour. Depending on the time of day, this would leave either one or two spaces available for patients.

There is on-street parking located along the Capitol Street frontage. Unfortunately, the property falls a few blocks outside of the Central City Overlay Downtown Core, which would have allowed these spaces to be counted towards required parking. Since the project site is located in the CO-CC-DN Zoning District, on street parking cannot be officially counted towards the required off-street requirement but may be available to minimize potential neighborhood impacts.

Staff recommends approval of the four (4) space (50%) Parking Reduction. Per the attached survey, there would be at least one (1) off-street parking space for patients as long as at least two (2) of the employees carpool to the project site. Although a 50% Parking Reduction is significant, the actual number of spaces impacted is only four (4). The property is also located in the Central City Overlay, which has the best access to public transportation and near to various on street parking and public parking lots. In addition, as stated above, the off-street parking demand for medical and dental office uses is among the highest required by the Zoning Code and any future change in use is unlikely to be converted to another use with a greater parking requirement.

Findings:

The Planning Commission may approve an application for Conditional Use Permit including a four (4) space (50%) Parking Reduction if all of the findings set forth in the proposed Planning Commission Resolution are established.

The project was deemed complete on November 12, 2021. Final action is required by January 11, 2022 pursuant to the Permit Streamlining Act.

Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, find the application exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit 2021-011 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2021-011.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The project has been determined to be exempt from the California Environmental Quality Act under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

Proposed Planning Commission Resolution

Draft Conditional Use Permit with the following exhibits:

- Exhibit "A" Vicinity Map
- Exhibit "B" Site Plan (Sheet A1.0)
- Exhibit "C" Proposed Floor Plan (Sheet A2.0)
- Exhibit "D" Existing Floor Plan (Sheet E2.0)
- Exhibit "E" Engineer's Report dated April 22, 2021

Parking Reduction Data Survey for 109 Capitol Street dated July 26, 2021

Cc: Craig Varjian, Applicant
Carranza Family Trust, Property Owner