

SALINAS PLANNING COMMISSION

Staff Report

City of Salinas
Community Development
Department
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Director:
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Planning Manager:
Courtney Grossman

Planning Commission:

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George Anzo
Richard Giffin
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Matthew Huerta
Jyl Lutes Vice-Chairperson
John Meeks

Planning Manager Approval



Agenda Item

ID#17-522

DATE: October 18, 2017
TO: Planning Commission
FROM: Courtney Grossman, Planning Manager
BY: Thomas Wiles, Senior Planner

SUBJECT: PRELIMINARY PROJECT REVIEW 2017-002; A REQUEST TO ESTABLISH AND OPERATE WAREHOUSING AND STORAGE – LIMITED (MINI-STORAGE) IN THE SANBORN ROAD @ U.S. 101 GATEWAY OVERLAY (GW-5) DISTRICT

RECOMMENDATION

Staff recommends that the Planning Commission provide direction to the Applicant regarding a preliminary project review application to amend the Zoning Code to allow consideration of a Warehousing and Storage – Limited (Mini-Storage) use located on Industrially-zoned properties in the Sanborn Road @ U.S. 101 Gateway Overlay (GW-5) District subject to the Conditional Use Permit process.

BACKGROUND

Brad Slama (Applicant) the owner of a property located at 851 Work Street is proposing to construct a Warehousing and Storage - Limited (Mini-Storage) use on a vacant site located in the Industrial – General – Sanborn Road @ U.S. 101 Gateway Overlay – Airport Overlay – Flood Overlay (IG-GW-5-AR-F) District. Per a telephone conversation in early October 2017, the Applicant is considering the possibility of constructing additional mini-storage projects on other properties within the City of Salinas.

Per Zoning Code Section 37-30.310, Table 37-30.130, Warehousing and Storage - Limited (Mini-Storage) uses may be considered in the Industrial – General (IG) District through the Conditional Use Permit (CUP) process. However, this site is located in the Gateway Overlay District (GW-5); therefore, a mini-storage use on this

subject property is not permitted pursuant to Zoning Code Section 37-40.160, Table 37-40.10.

Per Zoning Code Section 37-60.140, the Applicant is requesting a preliminary project review before the Planning Commission to gauge the Commission's support of a possible future Zoning Code Amendment to Zoning Code Section 37-40.160, Table 37-40.10, to authorize Warehousing and Storage Limited (Mini-Storage) uses on properties located within the Gateway Overlay District and zoned Industrial General (IG) through the Conditional Use Permit (CUP) process.

Preliminary Project Review is to provide a process to acquaint the Applicant with applicable City procedures, regulations, and standards, and to identify potential development and environmental issues associated with a proposed or conceptual development project. The submittal of a Preliminary Project Review is not a formal filing of a project and is intended solely to assist the Applicant and the City in the review of conceptual development plans. No public notice or hearing is required or to be provided for the Preliminary Project Review. The purpose of the review for the Planning Commission is to discuss the proposal with the Applicant and provide preliminary comments in regard to the proposal. No approval or denial will be provided in conjunction with the Preliminary Project Review.

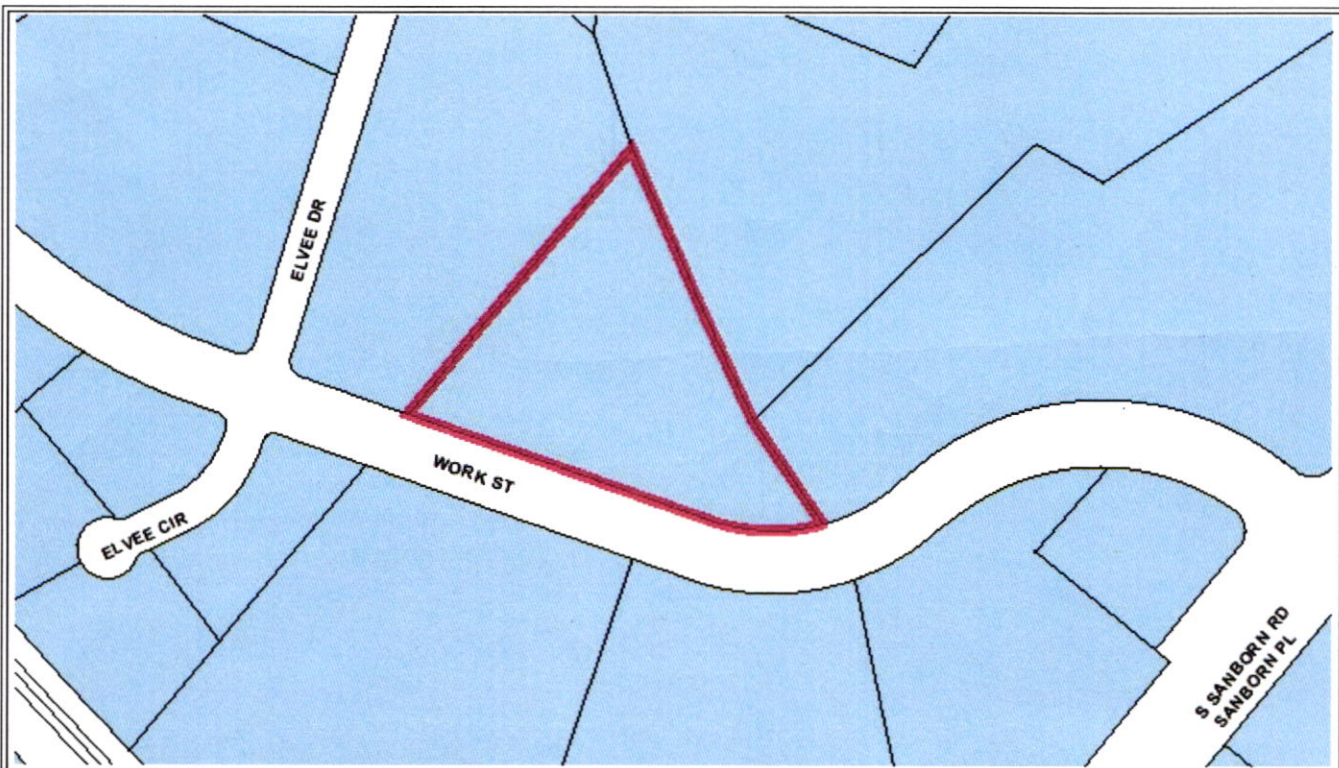
Staff recommends that if the Commission is supportive of the concept of allowing this use in this Zoning District, that the Commission consider amending the Overlay District to require a Conditional Use Permit for mini-storage also on Industrial – General Commercial (IGC) zoned properties located in the Gateway Overlay District. With this approach, mini-storage projects may be considered on a case-by-case basis and subject to conditions to address potentially negative effects on this type of use. Staff suggests that the boundaries of the Overlay District remain unchanged. Per Zoning Code Section 37-30.200, Table 37-30.90, Footnote 13, Warehousing and Storage – Limited (Mini-Storage) requires Planning Commission consideration with a minimum affirmative vote of five (5) Planning Commissioners. If an affirmative vote of four (4) Commissioners is received, then the Conditional Use Permit is automatically sent to the City Council for final determination. Neither staff nor the Applicant is requesting any changes to the approval process for Warehousing and Storage – Limited (Mini-storage) uses.

COURTNEY GROSSMAN
Planning Manager

BY: 
Thomas Wiles
Senior Planner

Attachments: Property Report for 851 Work Street
Map of Gateway Overlay Districts (Zoning Code Figure 37-40.30)
Cc: Brad Slama, Applicant

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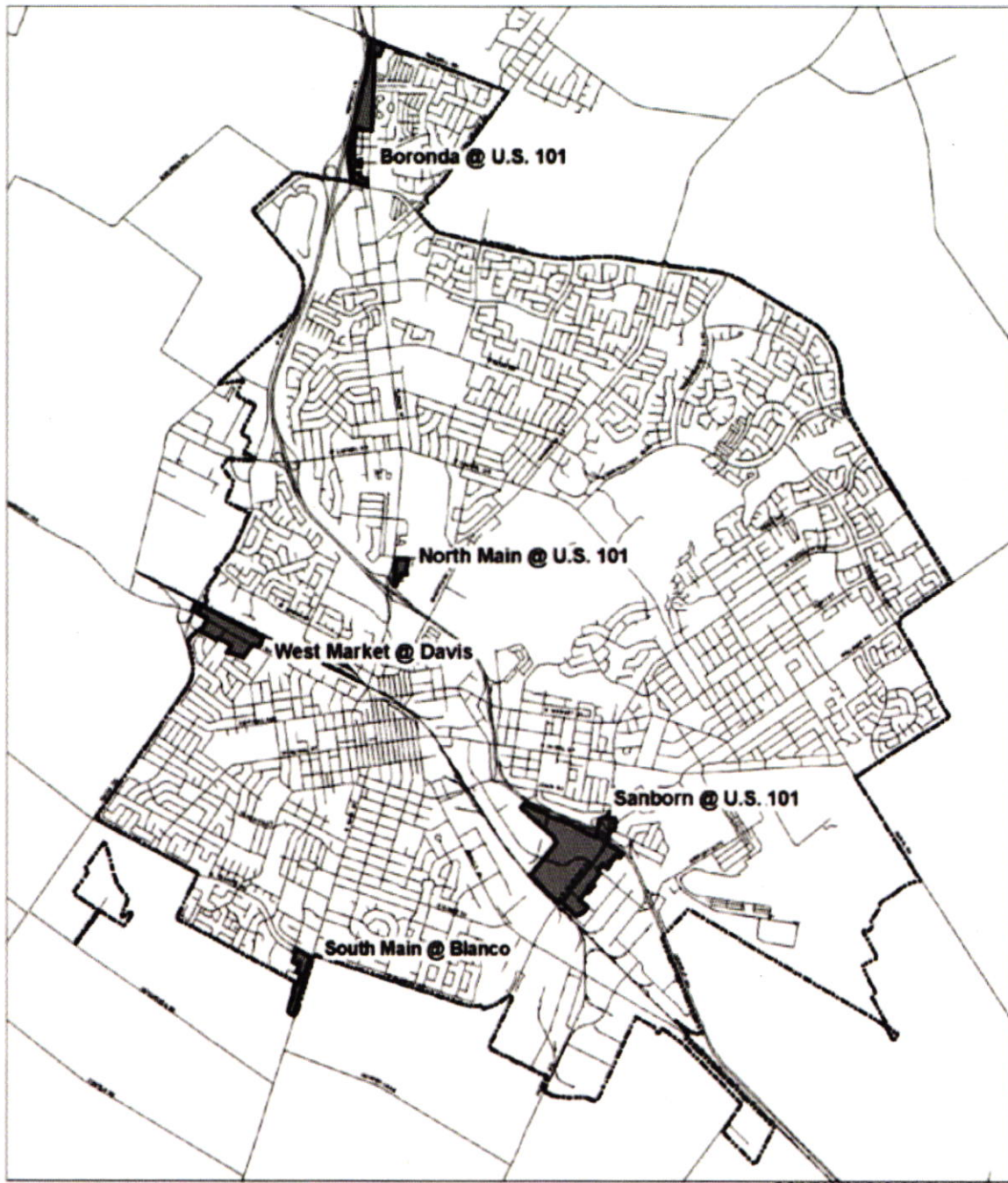
Property Report

851 Work St
Salinas, CA



Assessor Parcel Number	003461011000	Zoning District(s):	IG - Industrial - General
Previous Assessor Number:	none	Zoning Overlay(s) And Designation(s):	AP - Airport Overlay F - Flood Plain GW-5 - Sanborn @ US 101
Microfilm Reel:	none	Case File(s):	-
Microfilm Page:	none	Land Use(s):	Vacant (Undeveloped)
Record Date:	081408	Building Permit(s):	00-50271 B07-0797 ENC08-0022 REV08-0001
Owner Name 1:	Lamar Brothers R/E Holding Llc	Business License(s):	none
Owner Name 2:	none	Redevelopment District:	none
Owner Address:	851 Work St	Encroachment(s):	none
Owner City:	Salinas	Assessment District(s):	none
Owner State:	CA	Tree Summary:	none
Owner Zip:	93901	Fire Station (1st Response):	3
Owner In March:	none	Police District:	105
High School District:	Salinas Union High School District	Police Beat:	9
Middle School District:	Salinas Union High School District	Seismic Risk Zone:	6
Elementary School District:	Salinas Elementary School District	City Council District:	3
Avigation Required:	Yes	City Council Representative:	Steve McShane
Avigation Document:	2005013412	Mayor:	Joe Gunter
Avigation Date:	02/09/2005		
FEMA Flood Zone:	X		
FEMA Description:	.2% Annual Chance FI		
Square Feet (Estimated):	185269		
Acres (Estimated):	4.25		
Census Tract:	145		

The City of Salinas has made every reasonable effort to provide accurate and timely information. The City of Salinas does not, however, assume any responsibility, implied or otherwise, and makes no representation, warrant, guarantee, or claim regarding accuracy, omissions, or the reliance on second party data. Users are advised to seek independent verification before relying on this information.

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Legend

-  City Boundary
-  Gateway Overlay Zone



0 5,000 Feet

Figure 37-40.30
Gateway Overlay Districts