

Salinas Planning Commission

Staff Report

City of Salinas

Community Development
Department
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206
(831) 758-7215 fax

Director:
Megan Hunter

Planning Manager:
Courtney Grossman

Planning Commission:

Matt Nohr, Chairperson
George Anzo
Richard Giffin
Brad Griffin
Matthew Huerta
Jyl Lutes, Vice-Chairperson
John Meeks

Planning Manager Approval



Agenda Item

ID#17-521

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

SUBJECT: SIX-MONTH REVIEW OF AN OUTDOOR MARKET LOCATED AT 1040 NORTH MAIN STREET (SALINAS SPORTS COMPLEX - APN: 003-231-002-000) IN THE PS (PUBLIC/SEMIPUBLIC) DISTRICT.

RECOMMENDATION

It is recommended that the Planning Commission approve the attached Resolution approving continued operation of an outdoor market located at 1040 North Main Street (Salinas Sports Complex) in the PS (Public/Semipublic) District.

BACKGROUND

El Mercado Popular, Inc. (Applicant) operates an outdoor market in connection with the California Rodeo Association at the Salinas Sports Complex (Rodeo Grounds). El Mercado Popular Inc. has been operating several outdoor markets in Santa Clara, Monterey and Santa Cruz Counties over the last six years. The purpose of the outdoor market is to create a family friendly event that brings together local farmers, food vendors, non-profits and used/new item vendors. To encourage increased access to fresh foods, certified farmers do not pay a fee to sell their produce. In addition, free space is available for government agencies and non-profit community organizations to distribute important community information.

The Salinas Sports Complex property is located in the PS (Public and Semipublic) District and includes the Rodeo Grounds, Municipal Stadium, Municipal Aquatic Center, Community Center, and Sherwood Park. The following provides an overview of the zoning districts and land uses adjacent to the project site:

North: MX-FG1 (Mixed Use – Laurel Drive at North Main Street Focused Growth Overlay) & PS (Public and Semipublic)/Shopping Center and Recreational fields/facilities.

South: CR (Commercial Retail), CT (Commercial Transition), R-H-1.8 (Residential – High Density) & R-M-2.9 (Residential – Medium Density)/Commercial and Residential uses

East: PS (Public & Semipublic), R-H-2.1 (Residential – High Density), & R-L-5.5 (Residential - Low-Density)/Church, Elementary School, High & Low Density Residential uses

West: CR (Commercial Retail)/Sherwood Gardens Shopping Center & Motels

The Salinas Sports Complex property is owned by the City of Salinas and is leased to the California Rodeo Association, a California corporation. There is no definition of an outdoor market in the Zoning Code; the Zoning Code includes references to swap meets, flea markets, and farmers markets. In addition, Zoning Code Section 37-10.430 defines “Swap Meet” as occasional or periodic retail activities held in an open area or enclosed structure where groups of individual sellers are provided space to display, barter, or sell goods to the public. Per this Zoning Code definition, “Swap Meet” is interchangeable with and applicable to: flea markets, open-air markets, farmers’ markets, or similar activities.

Background:

In 2011, a similar proposal was presented to City Council, which ultimately was not approved. During the hearing, multiple stakeholders expressed concerns about potential traffic and parking impacts to the adjacent neighborhoods and Sherwood Gardens Shopping Center. Several business owners were concerned about losing business due to the proposed intent to operate on Sunday, the most popular shopping day.

On April 4, 2017, the City Council approved Resolution No. 21144 (attached), which approved the outdoor market for limited operations on Wednesdays for a trial period of six months. A maximum of 90 vendors is allowed and the hours of operation for are from 4:00 p.m. to 8:00 p.m. Vendor access is limited from 2:00 p.m. to 9:30 p.m. The outdoor market is held in the “Midway” generally located on the westerly portion of the Salinas Sports Complex, along the North Main Street frontage, between the box office and the Sports Complex Grandstand. Free off-street parking for the Outdoor Market is provided on-site in the parking lot between the grandstands and the softball complex. The Outdoor Market started operation on April 26, 2017.

Per Condition No. 3.c. of Resolution No. 21144, during the six (6) month trial period, the Applicant, or successor-in-interest, is required to submit the following information to the Community Development Department at 3 months and 5 months:

- a. Number of vendors conducting business at the outdoor market;
- b. Number of vehicles; and
- c. Number of customers attending the outdoor market.

Per Condition No. 3.e. of Resolution No. 21144, no sooner than five (5) months from the date of the first outdoor market following City Council approval of the Outdoor Market, the Planning Commission is scheduled to hold a public hearing and determine appropriate

actions and conditions for the continued operations of the market. As of the date of this Staff Report, no concerns have been received from the public prior to the Planning Commission's scheduled review.

Analysis:

Per City Council Resolution No. 18280 (attached), which was approved by the Council on June 17, 2003, a maximum of five (5) flea markets for a total of five days annually is permitted at the Salinas Sports Complex. In order for the outdoor market to have been approved as requested, the City Council needed to increase the maximum number of flea markets (same as Outdoor Market) from five (5) to twenty-seven (27) for a six-month period.

The site is designated Public/Semipublic by the Salinas General Plan, which provides for public and semipublic uses such as the existing Salinas Sports Complex. Per Zoning Code Section 37-50.170(c)(11), farmers' market uses (same as an Outdoor Market) may be considered in the PS District subject to a Conditional Use Permit. However, pursuant to Zoning Code Section 37-10.070, the City Council may consider development on city-owned land in such a manner as it determines to be proper and in the public interest. The project site is owned by the City; therefore, the Council approved the Outdoor Market as it was determined to be proper and in the public interest, without requiring a Conditional Use Permit.

The outdoor market at the Salinas Sports Complex is permitted to operate 27 times over a six-month period (all on Wednesdays). This exceeds the maximum five (5) allowed flea markets (same as outdoor markets) per calendar year authorized by City Council Resolution No. 18280. The Resolution exempts the Salinas Sports Complex from the provisions of the City's Temporary Land Use requirements. In order to approve the proposed outdoor market, the City Council approved Resolution No. 21144 on April 4, 2017, which allowed an increase in the number of outdoor markets at the Salinas Sports Complex. Resolution No. 21144 only rescinded Resolution No. 18280 to the extent that it limits "Flea Markets" at the Salinas Sports Complex to five (5) each year for a total of five (5) days. All other provisions of Resolution No. 18280 remain in full force and effect.

Per Zoning Code Section 37-50.360 the minimum number of off-street parking spaces for swap meets (same as outdoor market) is one space for every 1,000 square-feet of lot area used by the Outdoor Market. Staff estimates that the project area of the Outdoor Market is approximately 110,000 square-feet, which would require a minimum of 110 off-street parking spaces, including five (5) accessible spaces. The applicant has stated that no more than 90 vendors will be allowed at the Outdoor Market.

There is an existing 450 space off-street parking lot located to the north of the proposed Outdoor Market site, which will be available to patrons of the outdoor market so as to minimize parking impacts to the surrounding neighborhood. To minimize potential rubbish impacts to the surrounding neighborhood, the Applicant, or successor-in-interest shall ensure that common areas are clean and safe and meet the service needs of "Republic Services of Salinas", or the City's current recycling and solid waste provider. Per Jim Slaten, the General Manager of the Salinas Sports Complex, the complex uses Republic Services to dispose of any waste from the outdoor market.

Conditions have been approved for this outdoor market to ensure that, when implemented, the proposed use will conform and comply with the provisions of the Salinas Zoning Code such as the requirement to maintain a minimum of 110 off-street parking spaces, including five (5) accessible spaces be allocated to the Outdoor Market to minimize parking and traffic impacts to the surrounding neighborhood. The number of vendors would be limited to 90 to minimize potential impacts to the adjacent neighborhood. Prior to commencement of the Outdoor Market, the Applicant is required to submit a detailed site plan including the vendor stall size and location, an operation plan, and traffic plan to the City of Salinas for review and approval to ensure compliance with the conditions in the resolution. Staff has concluded that with the conditions imposed on the Outdoor Market are consistent with Zoning Code Section 37-10.070 and with other types of events held at the Salinas Sports Complex, a location intended for the use and enjoyment by the Salinas community.

Operation of the Outdoor Market:

Per the attached "Report of Attendance, Traffic, and Staff" dated October 2, 2017 from Patricia Rodriguez, Market Manager, on April 26, 2017, there were 70 vendors, 184 vehicles, and 553 persons attending the market. On September 27, 2017, there were 87 vendors, 334 vehicles, and 1,339 persons attending the market. The Outdoor Market has three (3) security guards directing traffic and parking. There are seven (7) staff members on-site to check vendors, open the gates, charge admission, supervise the market, and secure operations.

The Applicant is requesting to change to the operating hours during the fall and winter months to reflect changes in earlier daytime hours and customer availability. In addition, they are also requesting an expansion of operations to include Sundays. These modifications would require major modifications to the previously approved City Council Resolution. Because the Applicant is proposing modifications to the Outdoor Market and since it was approved by the City Council for a trial period of six months, a follow-up public hearing shall be scheduled in front of the Council within six (6) months of Planning Commission review to discuss continued operations and proposed operational changes to the Outdoor Market.

On October 20 and 27, 2017, City staff inspected the operation of the outdoor market. Staff noticed a variety of goods being offered for sale. These goods included prepared and fresh foods, electronics, clothing, shoes, hats, luggage, furniture, toys, pets, and beauty care products. The market also includes a play area and an animal ride. Staff did not notice any alcoholic beverages being sold or consumed on-site, nor the selling of any obscene materials (i.e. pornography). The site includes a live entertainment area adjacent of the box office area on western portion of the site adjacent to North Main Street, which includes amplified sound. There is an admission charge to get into the outdoor market, but on-site parking is free. Staff has concerns that outside of the primary access gate, all of the other access gates into the Outdoor Market are locked. This could create an exiting problem in case of an emergency. The Applicant will need to improve pedestrian and vehicle access, which is required per Condition 3.s. of Resolution No. 21144. In addition, the market has expanded into the grass area adjacent to the north of "Midway" area. The original approval limits the outdoor market to the "Midway" area between the grandstand and the box office. Clarification on what is defined as the "Midway" area is suggested. A site plan could detail the limits of the Outdoor Market

Staff finds that the Outdoor Market has primarily complied with the Conditions of Approval of Resolution No. 21144 and recommends the Planning Commission approve the continued operation of the Outdoor Market at the Salinas Sports Complex on Wednesdays to allow for staff to continue to monitor operations at the site and to provide additional time for the Applicant to submit any request for modifications to the operating conditions of the Outdoor Market to the City Council for consideration.

Public Notice:

On October 4, 2017, public notices were sent to all property owners within a 300-foot radius of the proposed outdoor market. The public notice was published in The Californian on October 6, 2017. A notice was also sent to SUBA given previous concerns expressed about the impact on businesses in their district.

ENVIRONMENTAL REVIEW:

The environmental impacts of this project were previously analyzed by the City Council in accordance with the California Environmental Quality Act (CEQA) on April 4, 2017 and was found to be exempt from further environmental analysis pursuant to Section 15304(e) (Minor Alterations to Land).

ISSUE:

Does the Planning Commission have any comments or recommendations with regard to the continued operation of an outdoor market on Wednesdays at the Salinas Sports Complex?

FISCAL IMPACT:

Fiscal impacts to the City are not expected to be significant.

TIME CONSIDERATIONS:

The applicant started operating the outdoor market on April 26, 2017 for a six (6) month period which ends on October 26, 2017. In order to continue operation as previously approved by the City Council on April 4, 2017, the Commission will need to determine appropriate actions and conditions for continued operations of the outdoor market at the Salinas Sports Complex.

ALTERNATIVES/IMPLICATIONS:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution and allow continued operations of the outdoor market at the Salinas Sports Complex with modifications; or
2. Find that continued operation of the Outdoor Market at the Salinas Sports Complex is not appropriate and establish findings denying the Applicant's request to continue operation of the outdoor market at the Salinas Sports Complex to an extent beyond what is currently permitted by Resolution No. 21144.

CONCLUSION:

Given that the outdoor market at the Salinas Sports Complex as approved by the City Council on April 4, 2017, has operated on-site with minimal issues, staff recommends the continued operation of an Outdoor Market at the Salinas Sports Complex is consistent with the Zoning Code and with the intended use of the Salinas Sports Complex. Staff recommends that the Planning Commission adopt the attached Resolution approving continued operation of the Outdoor Market at the Salinas Sports Complex on Wednesdays.

COURTNEY GROSSMAN
Planning Manager

BY:



Thomas Wiles
Senior Planner

Attachments: Proposed Planning Commission Resolution
 Resolution No. 21144
 Resolution No. 18280
 Report on Attendance, Traffic, and Staff from Patricia Rodriguez dated
 October 2, 2017
 Photos of the Outdoor Market on September 27, 2017

Cc: Jim Slaten, General Manager, Salinas Sports Complex
 Patricia Rodriguez, Market Manager

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**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2017-__**

**A RESOLUTION ALLOWING THE CONTINUED OPERATION OF AN OUTDOOR
MARKET AT THE SALINAS SPORTS COMPLEX
(M 2017-003)**

WHEREAS, the City of Salinas (City) owns that certain real property located on North Main Street on which sit the facilities and the improvements known as the "Salinas Sports Complex"; and

WHEREAS, the City and the California Rodeo Association (Rodeo Association) have entered into a lease agreement pursuant to which the Rodeo Association operates the Salinas Sports Complex and hosts events and activities for the community; and

WHEREAS, on June 17, 2003, the Salinas City Council adopted Resolution No. 18280 which established an exemption for the Salinas Sports Complex from the City's Temporary Use of Land Requirements for certain types and numbers of events; and

WHEREAS, Resolution No. 18280 established the maximum number of "Flea Markets" which may be held at the Salinas Sports Complex each year at five (5) for a maximum of five (5) days each year; and

WHEREAS, in 2017, with the support of the Rodeo Association, El Mercado Popular, Inc. requested to operate an "Outdoor Market" at the Salinas Sports Complex every Wednesday from 4:00 pm to 8:00 pm; and

WHEREAS, on April 4, 2017, the Salinas City Council held a duly noticed public hearing to consider Miscellaneous 2017-003 to consider the request for an "Outdoor Market" at the Salinas Sports Complex on Wednesdays; and

WHEREAS, the Salinas City Council has considered the evidence presented to it, including public testimony, and hereby found that the operation of an Outdoor Market at the Salinas Sports Complex, subject to certain limitations and conditions, is consistent with the lease agreement entered into between the City and the Rodeo Association; and

WHEREAS, the Salinas City Council found the operation of an Outdoor Market at the Salinas Sports Complex exempt from the California Environmental Quality Act (CEQA); and

WHEREAS, the Salinas City Council further found that the operation of an Outdoor Market at the Salinas Sports Complex is consistent with Salinas Zoning Code Section 37-10.070 as proper and in the public interest; and

WHEREAS, on April 4, 2017, the Salinas City Council adopted Resolution No. 21144 which allowed an operation of an Outdoor Market at the Salinas Sports Complex on Wednesdays, which started operation on April 26, 2017; and

WHEREAS, per Condition 3.e. of Resolution 21144, no sooner than five (5) months from the date of the first Outdoor Market following City Council approval, the Planning

Commission would hold a public hearing and determine appropriate actions and conditions for the continued operation of the market; and

WHEREAS, on October 18, 2017, the Planning Commission held a duly noticed public hearing per Condition 3.e. of Resolution 21144 to determine appropriate actions and conditions for the continued operation of the market; and

WHEREAS, the Planning Commission has considered the evidence presented to it, including public testimony, and hereby found that the operation of an Outdoor Market at the Salinas Sports Complex, subject to certain limitations and conditions, is consistent with the lease agreement entered into between the City and the Rodeo Association.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. That the Planning Commission approves the continued operation of an Outdoor Market at the Salinas Sports Complex per Resolution 21144, which was approved by the City Council on April 4, 2017, and that all terms and conditions of said Resolution shall remain in full force and effect.
2. Within six (6) months from the date of Planning Commission review of the Outdoor Market, a public hearing shall be scheduled before the City Council to discuss continued operations and proposed operational changes to the Outdoor Market.

PASSED AND ADOPTED this 18th day of October 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on October 18, 2017, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

RESOLUTION NO. 21144 (N.C.S.)

**A RESOLUTION ALLOWING THE OPERATION OF AN OUTDOOR MARKET
AT THE SALINAS SPORTS COMPLEX**

WHEREAS, the City of Salinas (City) owns that certain real property located on North Main Street on which sit the facilities and the improvements known as the "Salinas Sports Complex"; and

WHEREAS, the City and the California Rodeo Association (Rodeo Association) have entered into a lease agreement pursuant to which the Rodeo Association operates the Salinas Sports Complex and hosts events and activities for the community; and

WHEREAS, on June 17, 2003, the Salinas City Council approved Resolution No. 18280 which established an exemption for the Salinas Sports Complex from the City's Temporary Use of Land Requirements for certain types and numbers of events; and

WHEREAS, Resolution No. 18280 established the maximum number of "Flea Markets" which may be held at the Salinas Sports Complex each year at five (5) for a maximum of five (5) days each year; and

WHEREAS, with the support of the Rodeo Association, El Mercado Popular, Inc. proposes to operate an "Outdoor Market" at the Salinas Sports Complex every Wednesday from 4:00 pm to 8:00 pm; and

WHEREAS, the Salinas City Council has considered the evidence presented to it, including public testimony, and hereby finds that the operation of an Outdoor Market at the Salinas Sports Complex, subject to certain limitations and conditions, is consistent with the lease agreement entered into between the City and the Rodeo Association; and

WHEREAS, the Salinas City Council further finds that the operation of an Outdoor Market at the Salinas Sports Complex is consistent with Salinas City Code Section 37-10.070 as proper and in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF SALINAS as follows:

1. The proposed Outdoor Market has been found to be a Class 4 Categorical Exemption pursuant to Section 15304(e) (Minor Alterations to Land) of the Guidelines to the California Environmental Quality Act.
2. Resolution No. 18280, passed and approved by the Salinas City Council on June 17, 2003, is hereby rescinded only to the extent that it limits "Flea Markets" at the Salinas Sports Complex to five (5) each year for a total of five (5) days; and

3. The following Conditions of Approval are established for the operation of an Outdoor Market at the Salinas Sports Complex:
- a. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, any of the approvals of this project/use. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
 - b. Upon termination of the Lease Agreement between the City of Salinas and the California Rodeo Association, or their Successor-in-interest, the City may request that the Outdoor Market be removed. The California Rodeo Association, or their Successor-in-interest, shall be responsible for all removal costs including any improvements required to restore the site back to the original condition predating the Outdoor Market.
 - c. After three (3) months and five (5) months from the date of the first Outdoor Market following City Council approval, the Applicant or successor-in-interest shall submit detailed information to the Community Development Department, which includes, but is not limited to the following:
 - i. Number of vendors conducting business at the Outdoor Market;
 - ii. Number of vehicles; and
 - iii. Number of customers attending the Outdoor Market.
 - d. Information received from the Applicant will be provided to the Planning Commission. If concerns are raised from the public prior to the Planning Commission's scheduled review, the Planning Commission may direct staff to schedule a public hearing with the Commission in accordance with Condition "i" below.
 - e. Operation of the Outdoor Market shall be limited in size to 90 vendors and limited in duration to six (6) months from the date of the first Outdoor Market following City Council approval for an initial trial period. No sooner than five (5) months from the date of the first Outdoor Market following City Council approval, the Planning Commission will hold a public hearing and determine appropriate actions and conditions for the continued operations of the Outdoor Market.
 - f. Hours of operation of the Outdoor Market shall be limited to Wednesday from 4:00 p.m. to 8:00 p.m. Vendor access shall be limited to Wednesday from 2:00 p.m. to 9:30 p.m.

- g. The Outdoor Market shall comply with the "Salinas Sports Complex Lease Agreement."
- h. The Outdoor Market shall occur only in the Midway between the Box Office and Grandstand. The Applicant, or successor-in-interest, shall provide a detailed site plan including the size and location of vendor stalls to the City of Salinas for review and approval prior to commencement of the Outdoor Market.
- i. The City may conduct a review of the Outdoor Market after inauguration, and may require modifications, if appropriate. The Planning Manager may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Applicant shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.
- j. Alcoholic beverages shall not be sold or consumed at the Outdoor Market.
- k. Mobile vendors shall not be permitted to vend within the Outdoor Market.
- l. Notwithstanding what may otherwise be permissible under Salinas City Code §37-50.020(b), the sale or the offering for sale of films, books, magazines or other periodicals, or other products which are devoted to "specified sexual activities" or "specified anatomical areas"-as those terms are defined in Salinas City Code §37-50.020(b), as the same may be amended or renumbered from time to time-shall be entirely prohibited and no portion of the Outdoor Market shall include the sale or the offering for sale of such materials or products.
- m. ~~Amplified sound shall not be permitted within the Outdoor Market.~~ Amplified sound may be permitted during the hours of operation of the Outdoor Market as referenced in Condition "f." above, but shall not exceed the maximum noise standards at any adjacent property line as stated in Zoning Code Section 37-50.180(a), Table 37-50.50.
- n. The Applicant, or successor in interest, shall grant first right of refusal to food vendors that are either non-profit organizations which have a principal place of business in the City of Salinas and which provide direct and regular community services and benefits to the residents of the City of Salinas, or are restaurants currently located in the City of Salinas.
- o. The Applicant, or successor-in-interest, shall ensure that all vendors participating in the Outdoor Market shall be fully licensed and permitted by all regulatory agencies, as appropriate, and shall obtain, at a minimum, a business license from the City of Salinas and a Health Permit from the Monterey County Health Department, if applicable.

- p. The Applicant, or successor-in-interest, shall provide adequate on-site restroom facilities of both customers and vendors of the Outdoor Market.
- q. If the Outdoor Market ceases operation for a continuous period of six (6) months or more, then it shall become null and void, and not be re-established without City Council approval.
- r. No permanent structures shall be built or erected for the Outdoor Market. Any structures or facilities, which are used to support the Outdoor Market, shall be wholly temporary in nature and shall be taken down at the end of each Outdoor Market event.
- s. The Applicant, or successor-in-interest, shall provide a "Traffic Control Plan" for review and approval by the City of Salinas prior to commencement of the Outdoor Market to provide for sufficient traffic control to separate the Outdoor Market and the adjoining parking areas to ensure vehicles do not access the Outdoor Market area during operational hours, provide safe and adequate pedestrian access, and minimize vehicular traffic congestion into the Outdoor Market. Barricades, cones, and signs (to indicate no vehicle access) are acceptable measures.
- t. The Applicant, or successor-in-interest, shall provide a "Plan of Operation" for review and approval by the City of Salinas prior to commencement of the Outdoor Market. The Plan of Operation shall govern the operation and maintenance of the Outdoor Market from set-up through final clean-up of the site and it shall be considered as included as part of the conditions and necessary part of the proper operation and clean-up of the site.
- u. The Applicant, or successor-in-interest, shall provide sufficient vendor/pedestrian control on the Outdoor Market and the adjoining parking lots to ensure the public sidewalk is kept clear of waiting shopper's and vendors during Outdoor Market operational hours. Barricades, cones, delineators with warning tape and signs are acceptable measures. All accesses shall remain clear and usable and emergency access shall remain unhindered.
- v. Trailered equipment such as portable light standards (if used during dark hours of operation being a year round use) shall be secured during the hours of operation to prevent vandalism and removed from the site or into a secured area.
- w. Trash cans shall be provided for each event and shall be collected/emptied out after each event prior to the last Outdoor Market manager/assistant leaving the site. Trash cans shall have adequate lids or other devices to prevent airborne trash. Trash cans shall be emptied if filled during the hours of operation and shall not be left in an overflow condition in order to conform to City of Salinas NPDES permit requirements as provided in for in the Plan of Operation provided for this review. While the intent of these conditions and the Plan of Operation is to keep all garbage and debris on site, garbage/debris originating from the Market site and deposited

onto adjacent streets and properties shall be properly collected and disposed of should it occur.

- x. The Applicant, or successor-in-interest, shall conform with solid waste collection and recycling provisions. All storage provided for equipment and appurtenances utilized for the Outdoor Market shall be properly stored/secured on or offsite.
- y. Prior to establishment of the Outdoor Market, written confirmation from "Republic Services of Salinas" or the City's current recycling and solid waste provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of "Republic Services of Salinas" or the City's current recycling and solid waste provider at the time of initiation of the Outdoor Market use.
- z. Paved areas, adjoining sidewalks, and site facilities, shall be adequately maintained during the hours of operation to prevent windborne trash and shall be swept/cleaned after each Outdoor Market event and resulting sweeping/debris disposed of properly to conform to the City of Salinas NPDES permit requirements. Washing of areas and directing the cleaning fluid to the storm system is expressly prohibited. Use of leaf blowers for this purpose is prohibited. All food cooking materials, food and food byproducts shall be disposed of properly.
- aa. The Applicant, or successor-in-interest, shall provide emergency ingress and egress in conformance with Fire Department requirements.
- bb. All applicable requirements of the Salinas Fire Department including those items identified in Titles 19, 24, and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, and emergency vehicle access.
- cc. The Applicant, or successor-in-interest, shall provide adequate disabled and Americans with Disabilities (ADA) access to the Outdoor Market in accordance with Permit Center requirements.
- dd. The Applicant, or successor-in-interest, shall maintain minimum required sight distances at driveways and intersections at all times.
- ee. Prior to the operation of the Outdoor Market, the Applicant or successor-in-interest shall consult with the Police Department regarding crime prevention and security. Written confirmation from the Police Department demonstrating compliance with this condition shall be submitted to the Community Development Department prior to operation of the Outdoor Market.
- ff. A minimum of 110 on-site parking spaces shall be allocated to the Outdoor Market including five (5) on-site parking space designated for people with disabilities in accordance with Salinas City Code Sections 37-50.340 *et seq.* (Chapter 37, Article

V, Division 2: Parking, Loading, and Outdoor Lighting). Bicycle parking (rack) shall be provided in accordance with Section 37-50.400.

- gg. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with Chapter 37, Article V, Division 2, of the Salinas City Code.
- hh. To encourage use of off-street parking, no parking fee for customers or vendors of the Outdoor Market shall be permitted.
- ii. Prior to the operation of the Outdoor Market, the applicant or successor-in-interest shall coordinate off-street parking with the California Rodeo Association and the multiple events exist concurrently at the Salinas Sports Complex.
- jj. Individual vendors may have an unlimited number of signs on their vendor booths. All vendor signs shall be directed into the Outdoor Market area and shall not be visible from any public right of way.
- kk. One (1) fabric banner (maximum of 3' high x 20' wide) may be displayed at the entrance to the Outdoor Market and shall only be present during the authorized hours of operation.
- ll. Notwithstanding above, no canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Chapter 37, Article 5, Division 3 (Signs), of the Salinas City Code.
- mm. All parking areas, driveways, other paved surfaces, access-ways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions herein.
- nn. The Applicant shall not be relieved of any requirement to obtain permits or licensing from any county, regional, state or federal agencies.

- oo. The Applicant shall also operate the Outdoor Market on the above-described property in accordance with the attached exhibits incorporated herein by reference and made a part of this approval.

PASSED AND APPROVED this 4th day of April, by the following vote:

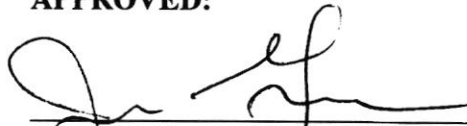
AYES: Councilmembers: Barrera, Craig, Davis, De La Rosa, McShane, Villegas and Mayor Gunter

NOES: None

ABSENT: None

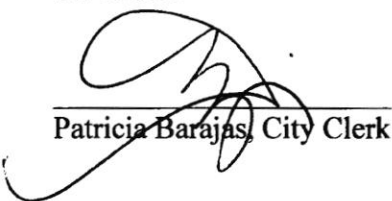
ABSTAIN: None

APPROVED:



Joseph Gunter, Mayor

ATTEST:



Patricia Barajas, City Clerk

Proof of Publication

(2015.5 C.C.P.)

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

State Of California ss:
County of Monterey

Advertiser: *P. Barajas*
SALINAS, CITY CLERK
200 LINCOLN AVE
SALINAS, CA 93901

RE: Public Hearing Notice Salinas City Council Ti
Misc 2017-003

Our Order # 0002017975
Net Order Cost \$ 562.67

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: SNA-The Salinas Californian
3/24/2017

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Executed on this 24 day of March, 2017 at Salinas, California.

C. Clark

Declarant

RECEIVED
CITY OF SALINAS

MAR 31 2017

CITY CLERK

SALINAS
RIGHT IN LAND - HIGH IN VALUES
Public Hearing Notice
Salinas City Council

Tuesday, April 4, 2017 at 4:00 p.m.
Salinas Council Chamber Rotunda
200 Lincoln Avenue, Salinas, CA

The California Rodeo Association is proposing in connection with the Market each Wednesday for a maximum of 90 vendors from April to December located at the Salinas Sports Complex at 1040 North Main Street. Proposed hours of operation are from 3:00 p.m. to 10:00 p.m. (actual market operations would occur between 4:00 p.m. to 9:00 p.m.). The Outdoor Market would be located on the westerly portion of the Salinas Sports Complex along the North Main Street frontage between the Sports Complex grandstands and the Box Office (Salinas Sports Complex - APN: 003-231-002-000) in the PS (Public and Semipublic) District.

A public hearing will be held before the Salinas City Council on Tuesday, April 4, 2017 at 4:00 p.m. in the Council Chamber Rotunda, 200 Lincoln Avenue, Salinas, to consider this matter (Miscellaneous 2017-003).

The environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act. The project is found to be exempt from further environmental analysis pursuant to Section 15304(e) (Minor Alterations to Land).

If you challenge the final decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, subsequent appeal hearings, or in written correspondence delivered to the reviewing body at, or prior to, the public hearing.

Subject to exhaustion of administrative remedies, Code of Civil Procedure Section 1094.6 requires you to initiate such a proceeding in court within 90 days of the final decision in this matter.

Further information on this matter may be obtained by calling Megan Hunter, City of Salinas, Community Development Department, 65 West Alisal Street, (831) 758-7206.

Disabled persons requiring accommodation in order to participate in the public hearing may contact the Community Development Department, City of Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206. Hearing impaired or TTY/TDD text telephone users may contact the City by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PATRICIA BARAJAS
City Clerk

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR DE LLAMAR AL NUMERO (831) 758-7206 DENTRO LAS HORAS DE 8:00 a.m. Y 5:00 p.m., Lunes - Viernes
March 24, 2017 (2017975)

RESOLUTION NO. 18280 (N.C.S.)

RESOLUTION OF THE COUNCIL OF THE CITY OF SALINAS
EXEMPTING THE SALINAS SPORTS COMPLEX FROM THE PROVISIONS OF THE CITY'S
TEMPORARY LAND USE REQUIREMENTS CONSISTENT WITH CITY OF SALINAS MUNICIPAL
CODE SECTION 37-5

WHEREAS, the physical improvements to Salinas Sports Complex have significantly enhanced the community's overall quality of life; and

WHEREAS, the Salinas Sports Complex is the premier multi-use sports and entertainment complex in the Salinas Valley; and

WHEREAS, there are significant benefits to Salinas residents both economically and culturally to expanding events at the Salinas Sports Complex; and

WHEREAS, the Salinas City Council, for the benefit of the residents of Salinas, agrees to expand uses at the Salinas Sports Complex consistent with Section 37-5 of the Salinas Municipal Code that include the following:

Authorized Uses for the <u>Salinas Sports Complex</u>	Maximum Number of Events Allowed <u>Per Year</u>	Total Days
Circus	2	10
Car Shows	3	3
Trade Shows	4	8
Carnivals	2	5
Motorcycle Races	3	6
Monster Trucks	2	2
Car Sales	3	9
Concerts	6	6
Flea Markets	5	5
Non-profit Car Washes or BBQ's (no amplified sound)	6	6
Miscellaneous	7	7
Total	43	67

WHEREAS, the events identified above do not have to apply for a sound permit, they are still subject to the provisions of the Salinas Municipal Code Section 21A Noise Regulations including the City of Salinas' Police Department use of 98 decibels as the maximum noise level for concerts and the City imposed limit of four hours of amplified sound at concerts.

BE IT RESOLVED THAT THE CITY COUNCIL OF SALINAS hereby adopts an exemption to the provisions of the City's Temporary Land Use requirements for the Salinas Sports Complex consistent with the City's Municipal Code Section 37-5 and the City Council further directs the City Manager to establish streamlined Special Event application procedures for the Salinas Sports Complex.

PASSED AND ADOPTED this 17th day of June, 2003 by the following vote:

AYES: Councilmembers Barnes, De La Rosa, Giuriato, Sanchez and Mayor Caballero

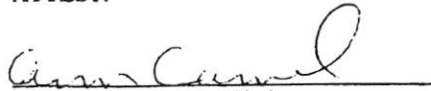
NOES: None

ABSENT: Councilmembers Lutes and Ocampo

ABSTAINED: None


ANNA M. CABALLERO, Mayor

ATTEST:


ANNA CAMEL, City Clerk

Report of Attendance, Traffic and Staff

October 2, 2017

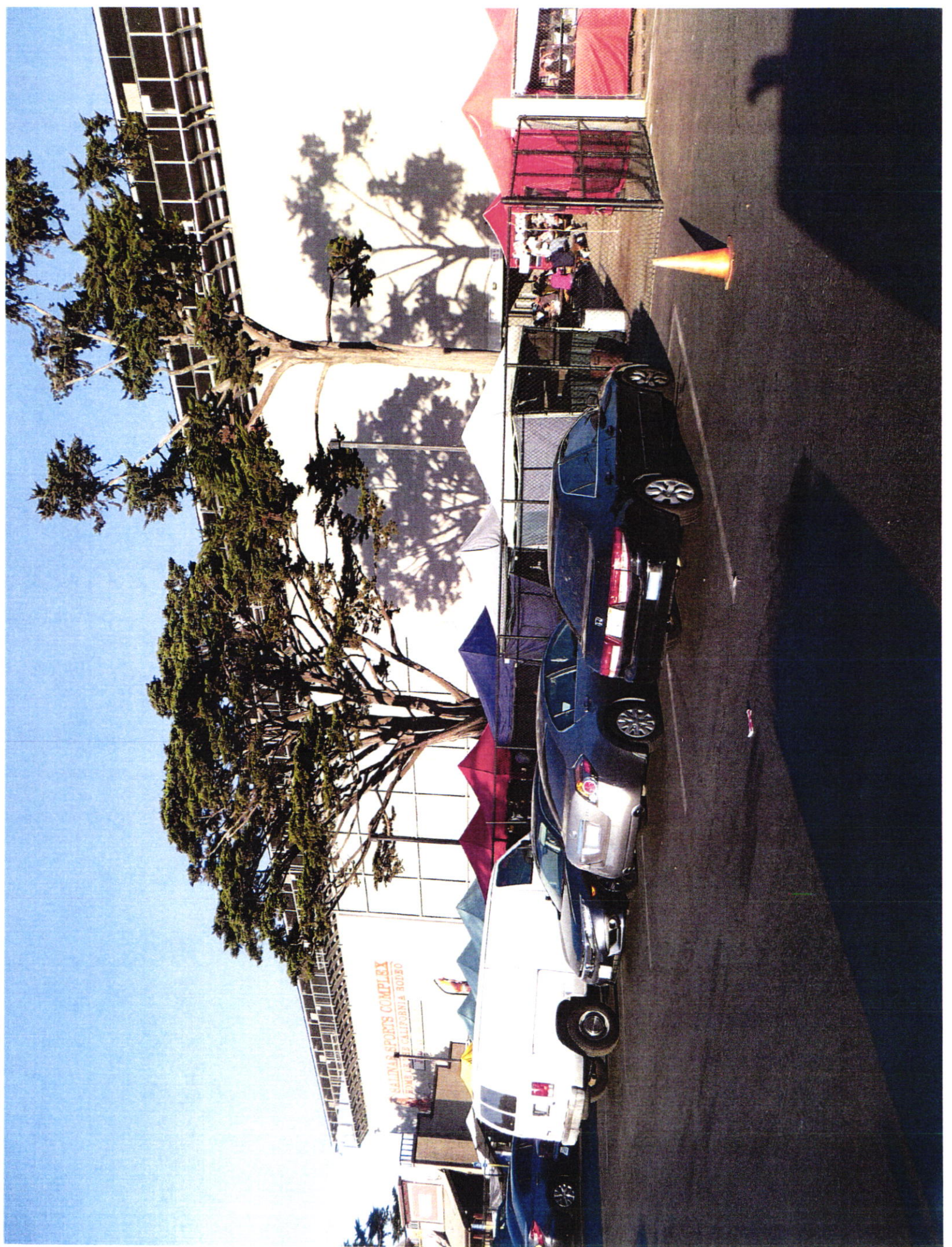
On April 26, 2017, 3 months after opening the Outdoor Market at the Salinas Sports Complex we had 70 vendors, 184 cars and 553 people attend the market.

On September 27, 2017, 5 months after opening we had 87 vendors, 334 cars and 1,339 people attend the market.

We have 3 security guards directing traffic, one is at the entrance making sure everyone is directed into the parking lot and off Main St., there is one supervising vehicles entering and people walking into the event to ensure adequate pedestrian access, the third guard supervises that market customers park in the Salinas Sports Complex parking lot and don't park in other areas.

Staff includes myself (market manager), and 6 other people. Two people and myself check vendors in between 2 and 3PM, at 4PM 2 others start to open to the public and charge admission. After vendors set up there are 2 of us on site plus a Salinas Sports Complex employee to supervise the event until closing at 8PM. Once we supervise vendors out by 9:30PM we close and have 2 people stay and clean up.

Completed by Patricia Rodriguez - Market Manager









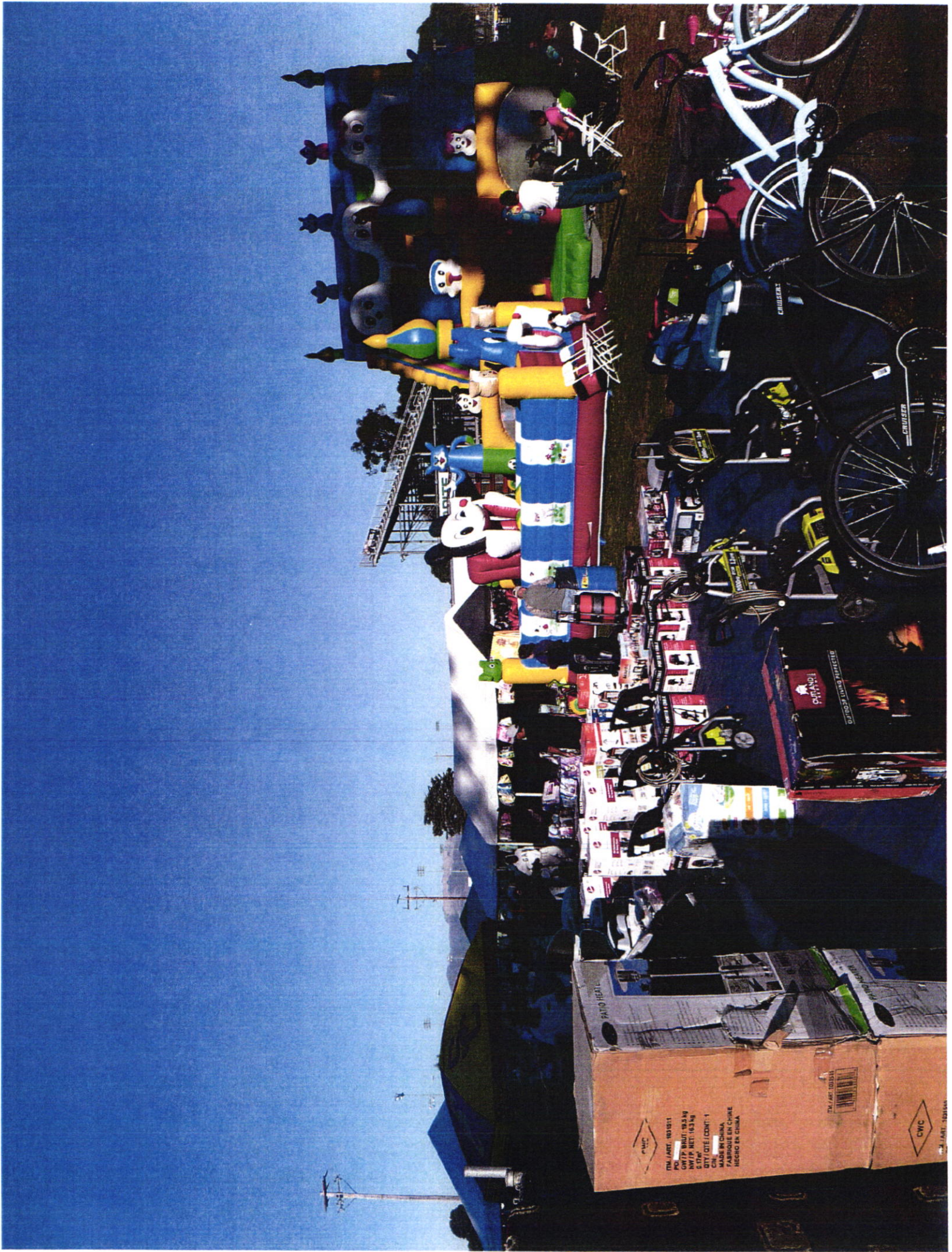












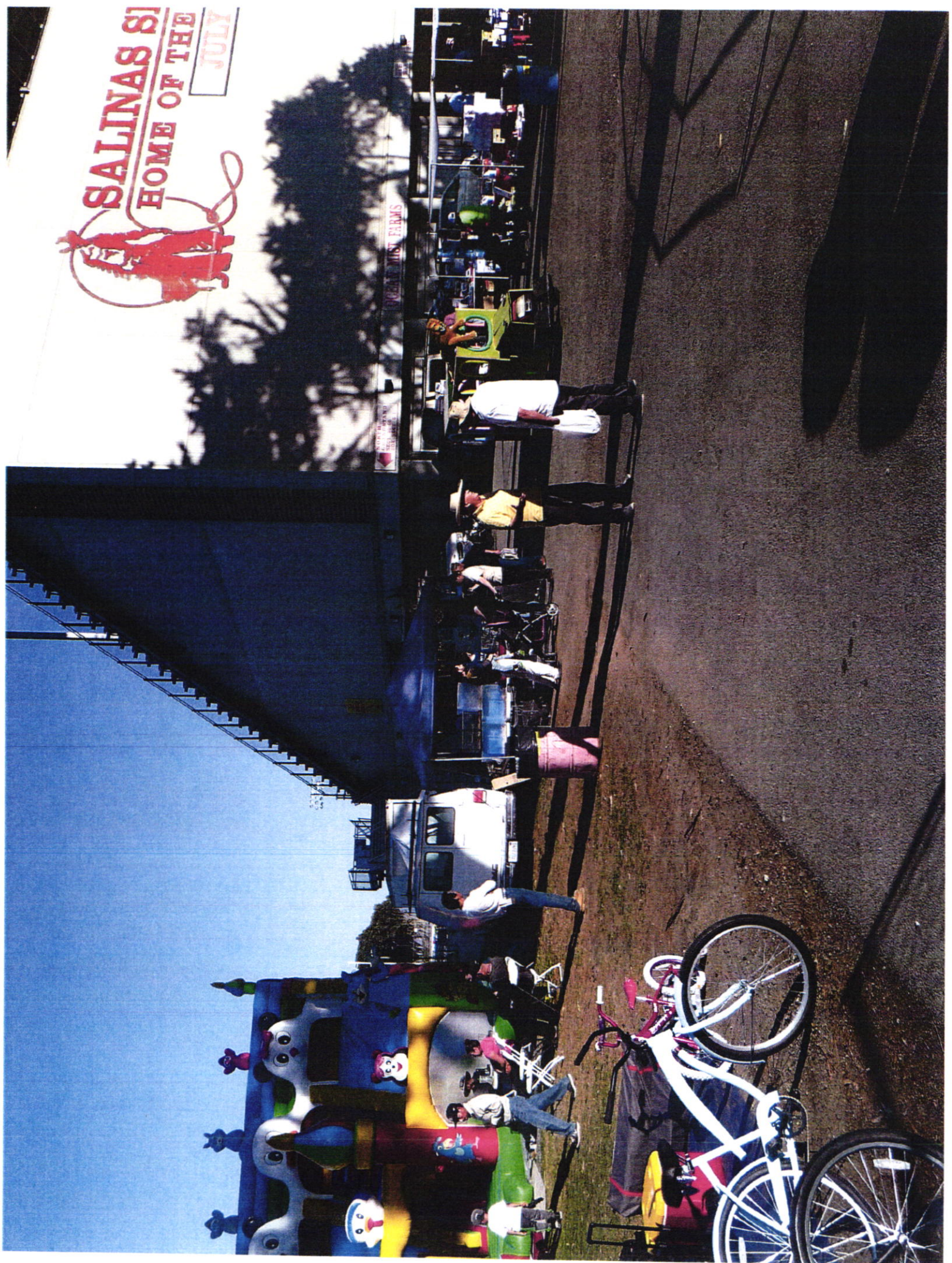
ITEM / ART. 901511
GROSS WT. 19.3 kg
NET WT. 16.3 kg
CITY / COUNTRY / CONT. 1
MADE IN CHINA
FABRIQUE EN CHINE
HECHO EN CHINA

ITEM / ART. 901511

CWC

ITEM / ART. 901511



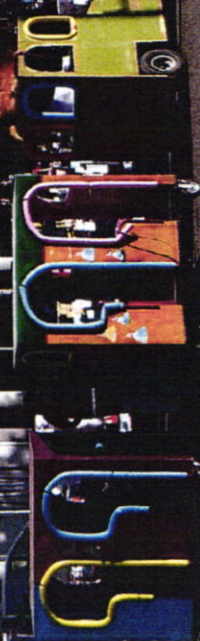


SALINAS SPORTS COMPLEX
HOME OF THE CALIFORNIA RODEO
JULY 19 - 22, 2019



OCEAN VIEW FARM

LANDSCAPE







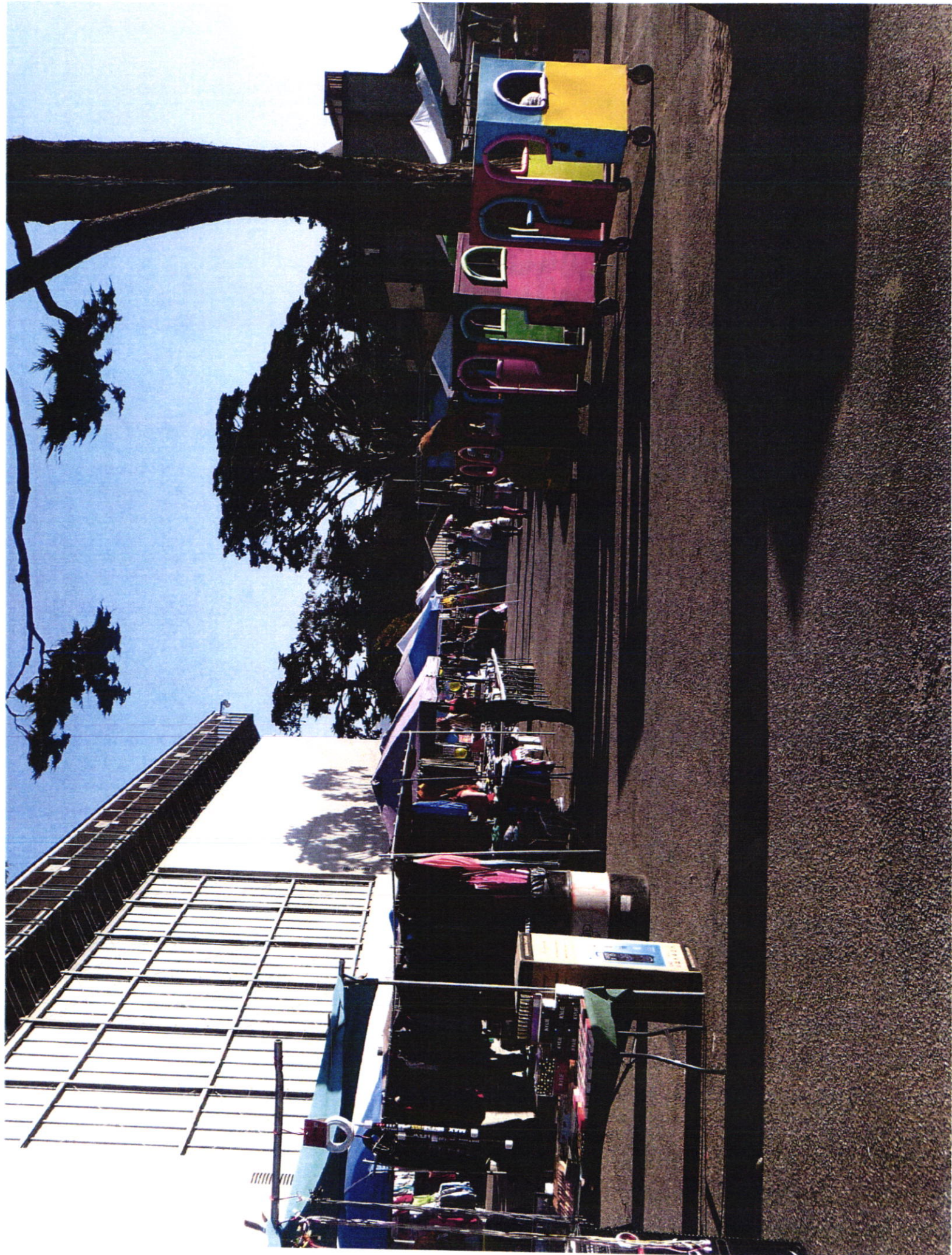


























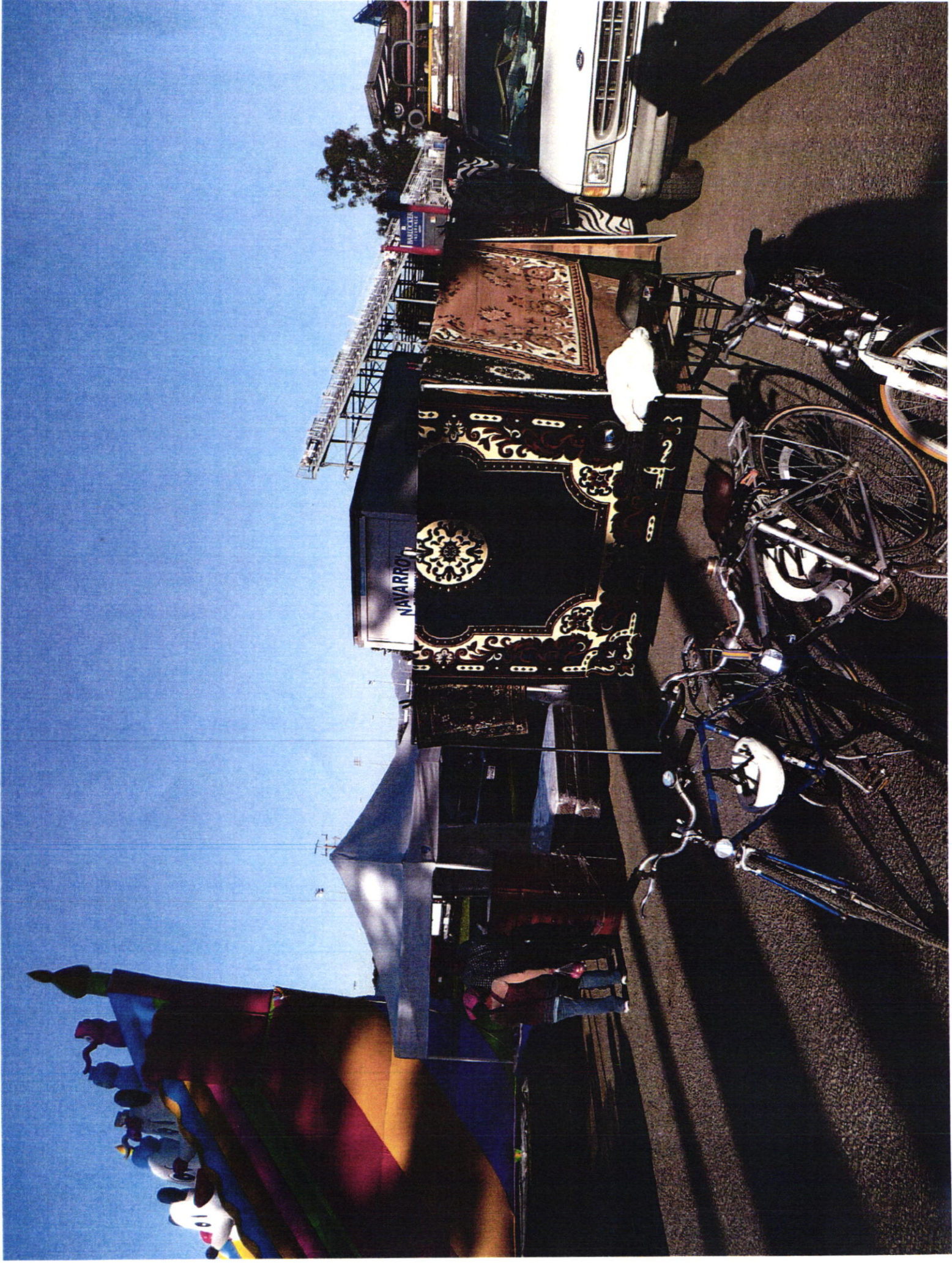














EXIT

