

October 23, 2018

Salinas City Council
200 Lincoln Ave
Salinas, CA 93901-2639

Re: Changing Main Street Zoning to Allow Non-Commercial Storefront Use - OPPOSE

Dear City Councilmembers:

My family has significant investment in downtown Salinas and actively engages in **excellent property improvement and maintenance** as well as **community economic development**.

As owners of property in this District, we need to stand strong on issues that adversely affect the value of our properties and the success of our tenants. The 300 block of Main Street is especially burdened by the blighted Bruhn building and El Rey Theater as well as other vacancies and underutilizations.

There will be an item on the November 6, 2018 City Council agenda to repeal a provision in the Salinas Zoning Code that prohibits places of religious assembly on the ground floor of the three blocks of Main Street in the downtown area.

This provision was inserted into the city municipal code because churches were setting up on Main Street and creating dead zones. There was infrequent foot traffic and activity at these storefronts. Windows were covered. Merchants were rightfully concerned that storefront churches would multiply and contribute to blight.

The success of our business depends on a vibrant downtown. That means rows of storefronts that are alive with regular commercial activity.

If the zoning code is amended as proposed, there are several vacant storefronts on Main Street that could be promptly adopted as “places of religious assembly, and similar assembly uses.” Why would the city change the zoning law to encourage proliferation of infrequently used storefronts on Main Street?

There are many locations elsewhere in the City of Salinas where places of religious assembly can establish operations. Main Street is special. Please keep the current zoning laws in place for Main Street.

Sincerely,

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