

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

**RESOLUTION APPROVING AN AMENDMENT TO PLANNED UNIT
DEVELOPMENT PERMIT 2014-001 TO AUTHORIZE CHANGES TO A PREVIOUSLY
APPROVED 60-FOOT FREESTANDING READERBOARD PYLON SIGN AND
AUTHORIZE A NEW 17-FOOT FREESTANDING SIGN LOCATED AT THE
NORTHRIDGE MALL SHOPPING CENTER AT 796 AND 1600 NORTHRIDGE MALL
IN THE COMMERCIAL RETAIL (CR) ZONING DISTRICT
(PUD 2018-001)**

WHEREAS, on January 8, 2019, the Salinas City Council, at the request of the Applicant, Northridge Owner, L.P, held a duly noticed public hearing to consider Planned Unit Development Permit 2018-001 to Amend Planned Unit Development Permit 2014-001 to authorize the following:

1. Modify an approved 60-foot high freestanding LED readerboard pylon sign to increase the sign area from 1,656 square-feet to 1,852 square-feet and reduce the number of tenant cabinet signs from eight (8) to six (6) located along the U.S. Highway 101 frontage; and
2. Allow a freestanding 17-foot high bowling pin sign for a commercial recreation and entertainment use (Round One) located at the east entrance of the Northridge Mall; and

WHEREAS, the project site is located at 796 and 1600 Northridge Mall (Assessor's Parcel Numbers: 253-201-052-000 and 253-201-058-000) in the Commercial Retail (CR) Zoning District; and

WHEREAS, on December 19, 2018, the Salinas Planning Commission, held a duly noticed public hearing to consider Planned Unit Development Permit 2018-001 and adopted Planned Commission Resolution 2018-18, recommending that the City Council approve Planned Unit Development Permit 2018-001; and

WHEREAS, the City Council held a duly noticed public hearing on January 8, 2019 to consider Planned Unit Development Permit 2018-001; and

WHEREAS, the City Council continued Planned Unit Development Permit 2018-001 to January 22, 2019: and

WHEREAS, the City Council weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that it approves Planned Unit Development Permit 2018-001; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are

included herein by reference as findings:

1. ***The project has been found to be a Class 11 Categorical Exemption pursuant to Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines;***

The project has been determined to be exempt from the California Environmental Quality Act under Section 15311(a) (*Accessory Structures*) of the CEQA Guidelines. The project proposes on-premise signs, which are specifically exempt from CEQA per the above referenced Section. The site is served by existing utilities and public services and approval of the project does not result in any significant effects relating to traffic, noise, air quality or water quality.

For the Planned Unit Development Permit:

2. ***The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;***

The subject site is located in the CR (Commercial Retail) District. One of the purposes of this district is to provide areas for a wide range of commercial uses, such as the existing regional shopping center and the proposed phased improvements. The proposed development would generally be in accord with the Zoning Code and the purposes of the CR District.

3. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

The site is designated Retail by the Salinas General Plan, which allows for a variety of retail uses such as retail stores, restaurants, hotels, personal services, business services, and financial services. Adjacent land uses include commercial uses to the north, west, and east and residential uses to the south. The subject property is not located in a Specific Plan area. The project will not be detrimental to the surrounding neighborhood because the proposed signs will be located within the existing shopping center.

The proposed project includes a modification to an approved two-sided freeway sign along U.S. Highway 101 with a new two-sided freeway sign including an LED readerboard. The sign will assist in promoting the Northridge Mall Shopping Center, a regional mall with approximately 1,140,000 square-feet of leasable area and 150 stores. The proposed sign will not be detrimental to the surrounding neighborhood or to those using U.S. Highway 101 because approval from the California Department

of Transportation (Caltrans) and/or the California Highway Patrol with respect to timing of message changes, and illumination levels shall be required prior to building permit issuance.

The project also includes a new 17-foot high freestanding sign for an approved commercial recreation and entertainment use (Round One) shaped as a bowling pin. The proposed freestanding sign will assist in promoting the business. As proposed, it would not be detrimental to the surrounding neighborhood since it would be located adjacent to the Northridge Mall and not directly located along the North Main Street frontage.

4. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

The proposed Planned Unit Development will not represent an exception to the standards of the Zoning Code. Many of the terms and conditions of the previous Planned Unit Development Permits have been implemented.

PASSED AND APPROVED this 22nd day of January 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Joseph Gunter, Mayor

ATTEST:

Patricia M. Barajas, City Clerk