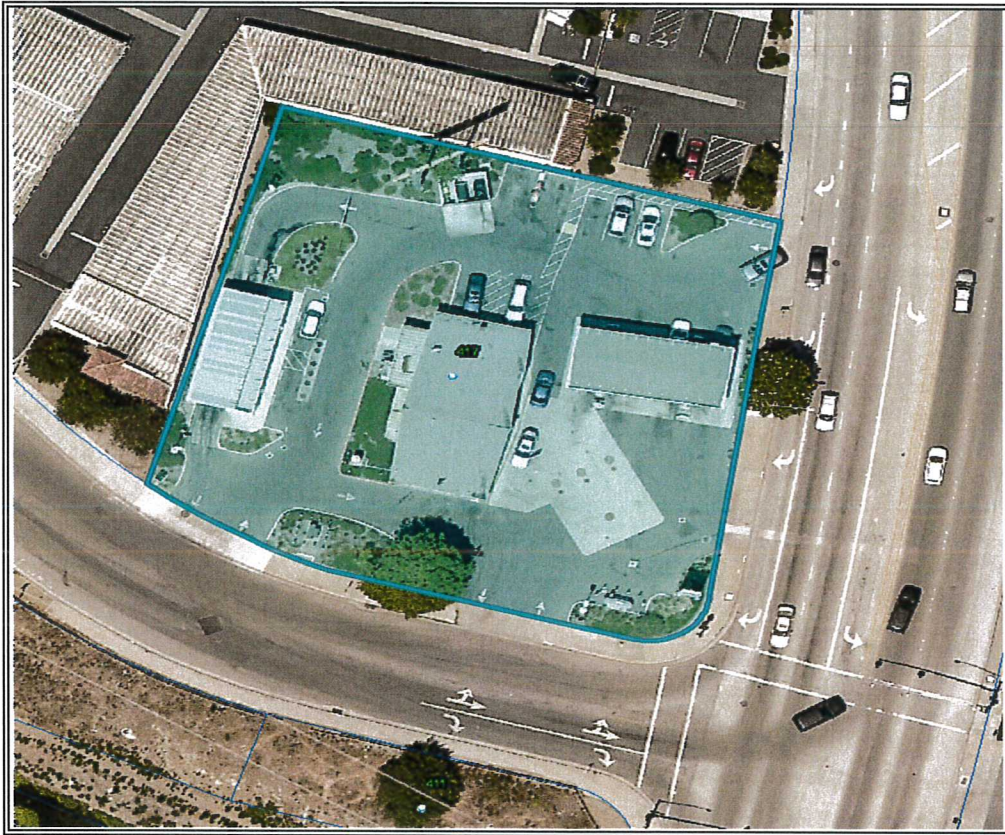


North

Vicinity Map



CONDITIONAL USE PERMIT 2018-007 417 North Main Street

Exhibit A



LEGEND

ROOM IDENTIFICATION TAG

LOBBY

FOUR-WAY

500 SF

FOUR-WAY AREA

NON-EXISTING FLOOR AREA, FLOOR AREA NOT INCLUDED IN REQUIRED PARKING CALCULATION.

NOTE: THE FLOOR AREA IS THE AREA WITHIN THE AREA WITHOUT REDUCTION FOR CHAIRS, SPACE, HUSBANDS AND HUSBANDS.

ITEM	USE	AREA	AVTD	NO. SPACES REQUIRED	NO. SPACES PROVIDED
CORRIDOR		1,400	1,000	0	10

PARKING SUMMARY

PARKING REQUIRED CALCULATION:

GROSS "NETAL" AREA, 1,573 SF.

1 STALL PER 250 SF, GROSS RETAIL SPACE, (1,400 SF / 250 = 5.6 SPACES)

TOTAL PARKING REQUIRED = 6 SPACES

EXISTING FUELING POSITIONS :

- 1 EXISTING DISPENSERS, 4 FUELING POSITIONS
- 2 NEW DISPENSERS, 4 FUELING POSITIONS
- 3 EXISTING STANDARD SPACES
- 3 EXISTING VOLUMER SPACES
- 4 NEW STANDARD SPACES (COLLOCATED)
- 12 FUELING POSITIONS

TOTAL PARKING PROVIDED = 12

SUMMARY OF PARKING TO BE PROVIDED :

TOTAL PARKING PROVIDED = 12 FUELING POSITIONS

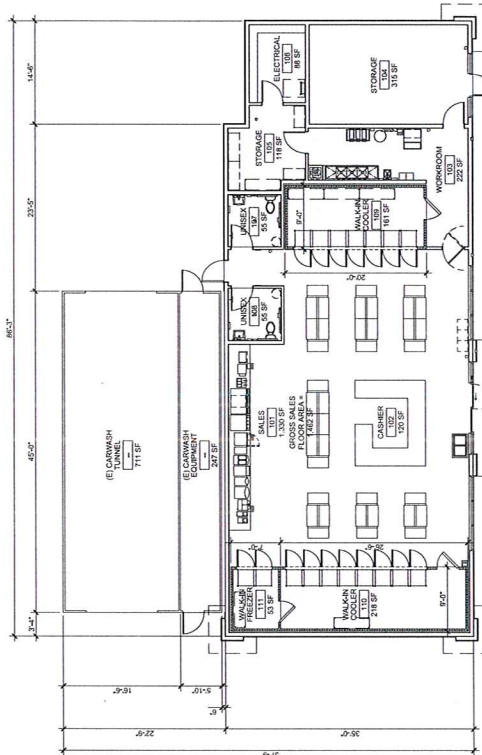
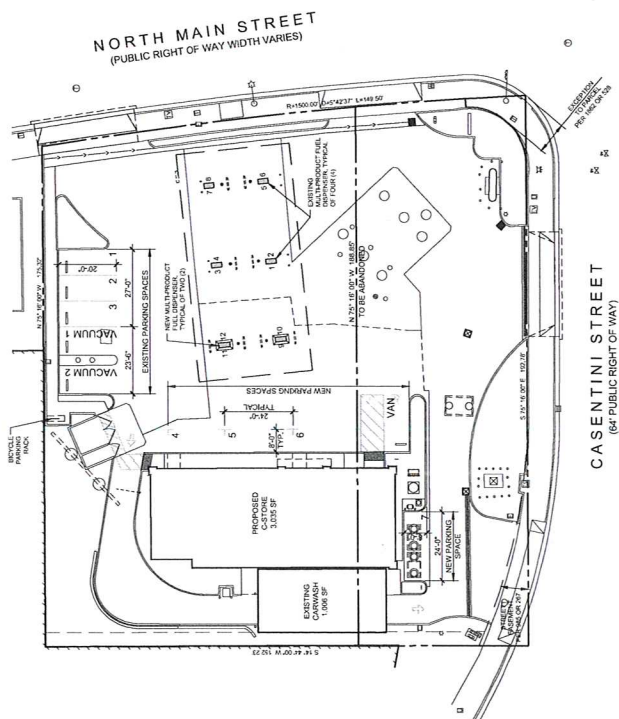
11-11-11 PARKING AREA CALCULATED FROM THESE DATA FOR CONFORMANCE WITH ALL APPLICABLE STANDARDS

From: Thomas Wiles <thomasw@clallamas.ca.us>
Sent: Wednesday, January 09, 2019 3:02 PM
To: 'JR Beard'
Cc: 'Alex 502a'
Subject: RE: CUP 2018-007 - 1764 North Main Street
Attachments: APN Map for 417 North Main St.pdf

As a response to your e-mail, the electrical, storage, restrooms, workrooms, and Manager's Office would not be considered real property and would not be included in the real property tax assessment. The restrooms, workrooms, and Manager's Office would not be considered real property because they do not have a permanent foundation and are not intended to be considered real property. If customers would like the ability to access them they would consider a retail space and be required to be counted as a part of the minimum required off-street parking requirements. In addition, Sheet A-1.1 shows that the 471 West Street town would look to be a property that would be included in the real property tax assessment. The real property (APN 000-201-0400) is not on the property list. Real consideration will be required prior to issuance of a building permit, because a building cannot be built over a property line. Please contact me if you have any questions.



SALINAS



NOTE:
SEE FLOOR PLAN SHEET A-2 FOR ADDITIONAL INFORMATION NOT





JHB & Associates, Ltd.
 CONSULTING ENGINEERS
 807 North Street, Suite 120
 San Francisco, CA 94109
 Tel: 415.398.1111
 Fax: 415.398.1112
 www.jhbassociates.com

CONSULTANTS

REVISIONS

SUBMITTAL DATES

OWNER: _____

REC. AGENCIES: 15 JANUARY 2019

DATE: _____

PROJECT NO: 14-18-004

DRAWN BY: AJS

CHECKED BY: _____



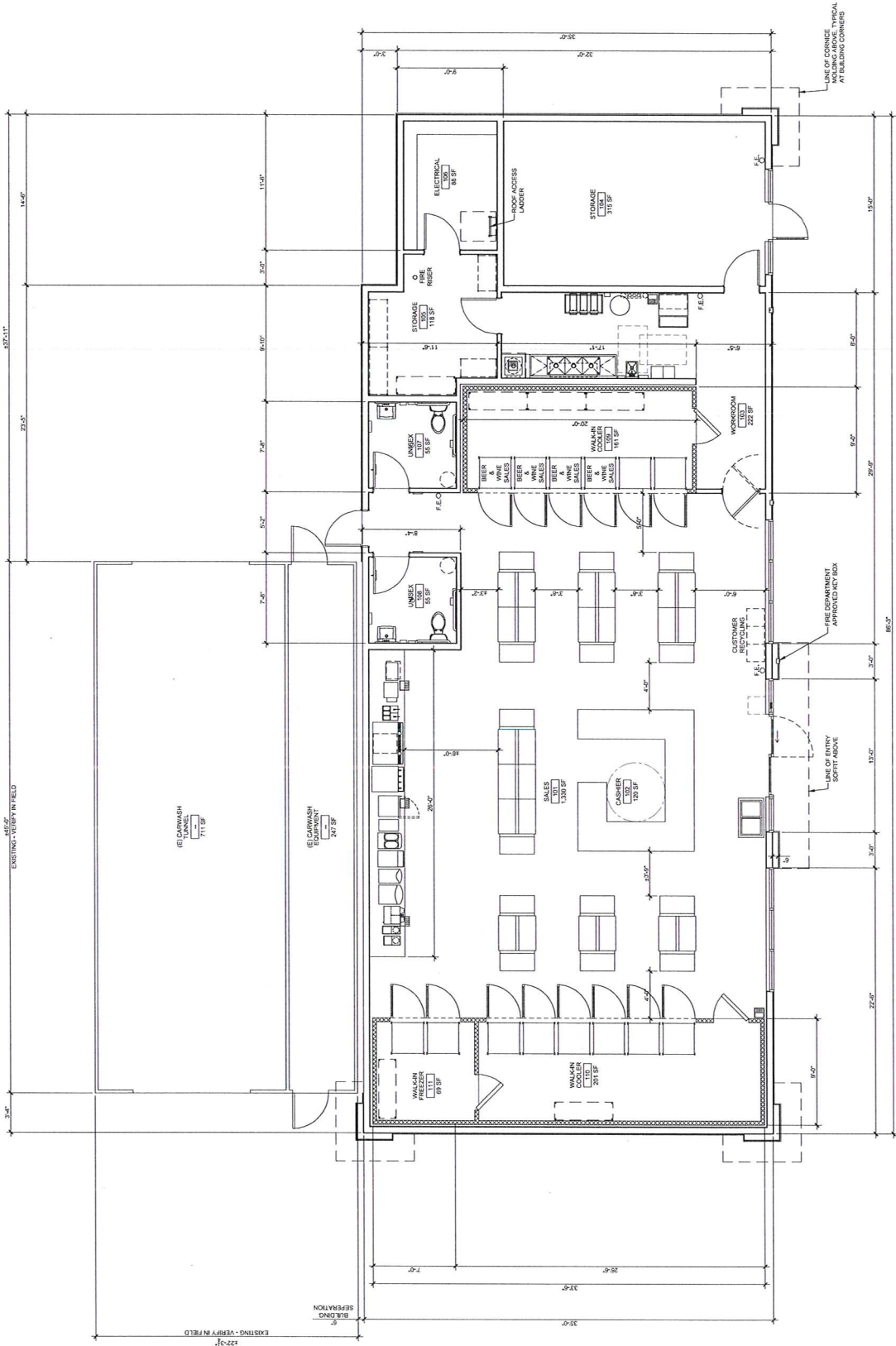
CONVENIENCE STORE RECONSTRUCTION
 CUP #2018-007
 417 NORTH MAIN STREET
 SALINAS, CALIFORNIA 93906

SHEET TITLE

CONCEPTUAL FLOOR PLAN

SHEET NO.

A-2



OCCUPANT LOAD:

ROOM IDENTIFICATION: OCCUPANCY

ROOM IDENTIFICATION	OCCUPANCY	AREA	OL/P	OCCUPANTS
CASHIER 102	M	120.00 SF	60	60
SALES 103	M	130.00 SF	65	65
STORAGE 104	SZ	118.00 SF	300	7
STORAGE 105	SZ	113.00 SF	300	7
STORAGE 106	SZ	113.00 SF	300	7
ELECTRICAL 107	M	48.00 SF	300	1
UNisex 108	M	25.00 SF	300	1
UNisex 109	M	25.00 SF	300	1
WALK-IN COOLER 110	SZ	180.00 SF	300	1
WALK-IN FREEZER 111	SZ	180.00 SF	300	1
TOTAL CONVENIENCE STORE OCCUPANT LOAD				36

OL/P = OCCUPANT LOAD FACTOR PER IBC TABLE 1004.1.2

CONCEPTUAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

REFERENCE: NORTH



Exhibit E



Exhibit K

Exhibit G

EPD - Landscape Architecture
 34 Willow Street
 Sausalito, CA 94965
 Web: www.epdla.com

DATE: 01-09-2018
 SCALE: 1"=10'-0"
 DRAWN BY: MCW



PROJECT TITLE:
 Shell Gas Station
 & Car Wash

417 North Main Street
 Sausalito, CA 94965
 A.P.N.: 032-421-001

SHEET TITLE:
 Existing
 Conditions
 Landscape Plan

SHEET #
 L1.0

PLANT SCHEDULE

TREE	QTY	COMMON NAME (BOTANICAL NAME)	NOTE
FREE FLA	1	California Fan Palm Tree / <i>Washingtonia robusta</i>	Exst.
KOE PAN	2	Golden Rain Tree / <i>Koehornia paniculata</i>	Exst.
MAG GRA	2	Southern Magnolia / <i>Magnolia grandiflora</i>	Exst.
LIB PER	51	Liberty Bells / <i>Libertia peruviana</i>	Exst.
CAR TUN	150	Carpet Rosemary / <i>Rosmarinus officinalis</i>	Exst.
GRA CON	20	California Lilac / <i>Ceanothus x Coccinea</i>	Exst.
CHO TEC	30	Cape Noli / <i>Chondropetalum sectum</i>	Exst.
LIB PER	51	Liberty Bells	Exst.
ROS MIN	118	Huntington Carpet Rosemary / <i>Rosmarinus officinalis</i>	Exst.
ROS TUS	20	Tuscan Blue Rosemary / <i>Rosmarinus officinalis</i>	Exst.
STI TEN	71	Mountain Feather Grass / <i>Stipa benthamiana</i>	Exst.

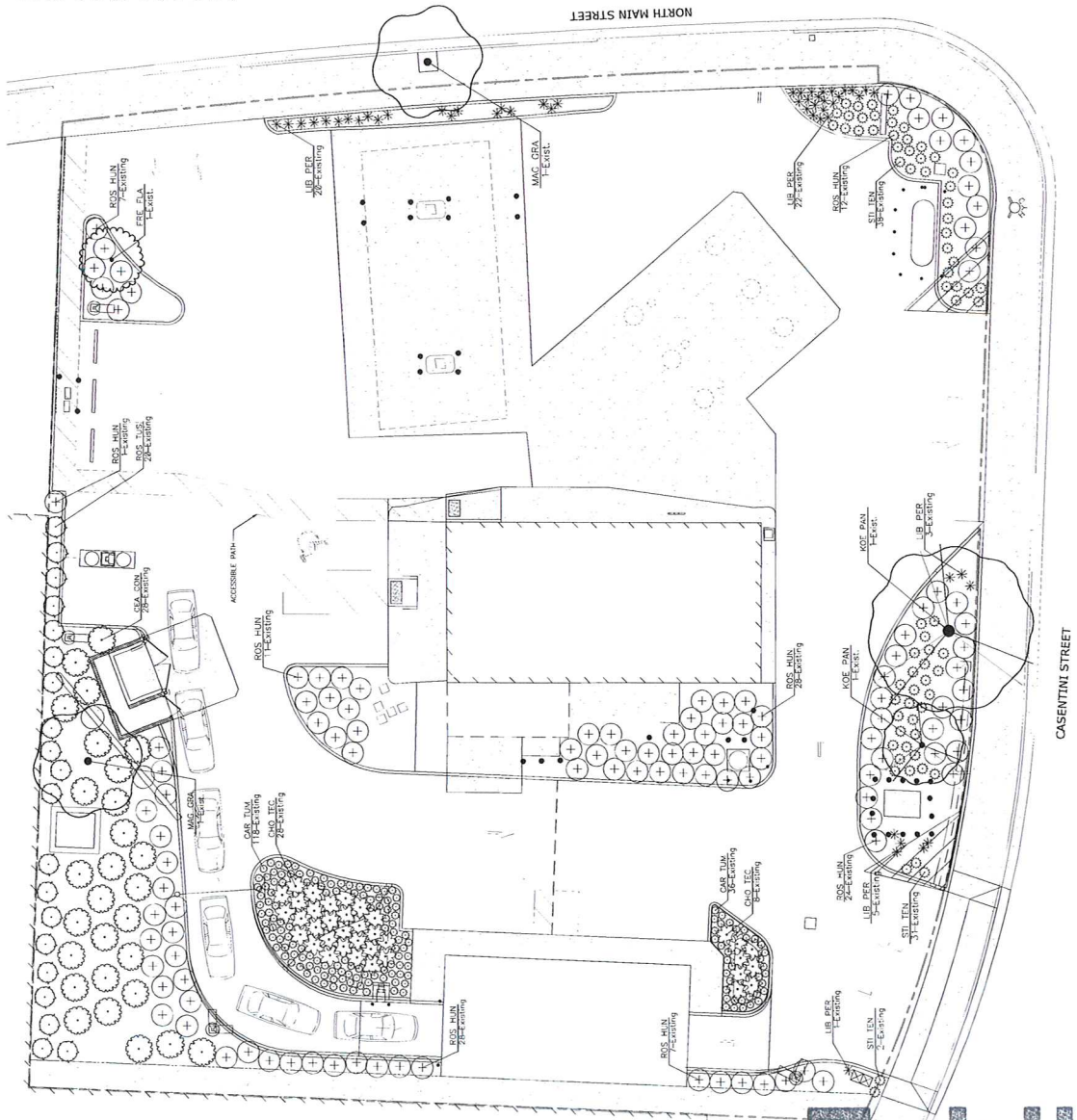
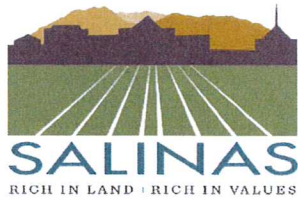


Exhibit I



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2018-007

DATE: 4/8/2019

LOCATION: 417 Main St

PLANNER: Tom Wiles

OWNER/APPLICANT: MJ Castelo/ LHB & Associates

DEVELOPMENT PROPOSAL: Demolish the existing 1676 sf gas station convenience store and canopy and construct a 3017 sf convenience store, two (2) new gas fuel pumps, and a 3,200 sf canopy and associated site work.

RECOMMENDATION: Approved

SWDS CATEGORY: Priority (Gas Station)

SWDS THRESHOLD: 1 & 3

NPDES CATEGORY: Low Priority (Pending Review)

DEVELOPMENT REVIEW: *Development Review Submittal prepared by LHB Associates, dated January 16, 2019. Stormwater Control Plan prepared by JR Beard, PE, dated March 25, 2019*

1. Stormwater Development Compliance – Provide a final Stormwater Control Plan in accordance with section 2.3.2 of the Stormwater Development Standards. Signed certifications shall be provided by the engineer and owner. A maintenance declaration shall be provided 30-days prior to final occupancy.
2. NPDES Compliance – Provide a completed Erosion & Sediment Control Checklist and Erosion & Sediment Control Plan. The plan shall clearly address any site erosion, source control and protection from discharge. The total site disturbance shall be provided.
3. Fees – Permit specific fees will be assessed at building permit review. Development impact fees are estimated at \$108,639 with an estimated 184 daily trips for the additional gas pumps. Development fees will be due and paid with the development of the building.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees, and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CITY OF SALINAS


Adriana Robles, P.E., CFM

2/14/2019

(adrianar@ci.salinas.ca.us)

Dated

Permit Center Senior Engineer (758-7194) for

Jim Sandoval, PE City Engineer

Exhibit K

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2018-2019)

(Including Hotels/Motels/Schools)

Address: 417 N Main St		Permit #: Estimate Only	
Date: 04/08/19		Bldg. Area: 1,359 sf	
1. STREET TREE FEE:			2304.00.0000-56.5110
0	Street Frontage (LF)	multiplier (per 60' frontage) \$343:	\$ -
TOTAL STREET TREE FEE DUE:			\$ -
2. SANITARY SEWER FEE:			2301.00.0000-56.5120
First 4,000 sf of building area and first 20 F.U. = \$1,757:			
	Fixture units over 20 x \$18.59 ea:	\$	-
	sq. ft. of building area over 4,000/100 x \$4.36 ea:	\$	-
TOTAL SANITARY SEWER FEE DUE:			\$ -
3. STORM DRAIN FEE:			2301.00.0000-56.5130
15,820	sf property	43,560 sf/acre:	0.363
		@ \$7,230/acre:	\$ 2,625.77
		(School Rate) @ \$5,765/acre:	\$ -
TOTAL STORM DRAIN FEE DUE:			\$ 2,625.77
4. TRAFFIC IMPACT FEE:			2306.00.0000-56.5150
Use:		Fuel Pumps:	2
Category:		Trip Rate (TFO):	92
		Trips:	184
		Total Trips:	184
		@ \$379/trip (\$548/trip in FGA):	\$ 69,736.00
TOTAL TRAFFIC IMPACT FEE DUE:			\$ 69,736.00
5. REGIONAL DEVELOPMENT IMPACT FEE			8809.81.8157-57.8640
Fee assessed by the Transportation Agency for Monterey County			\$ 34,631.58
6. PUBLIC FACILITIES IMPACT FEE			
FIRE IMPACT FEE \$519.66/ksf (Commercial) =			\$ 706.22
FIRE IMPACT FEE \$117.87/ksf (Industrial) =			
POLICE IMPACT FEE \$691.47/ksf (Commercial) =			\$ 939.71
POLICE IMPACT FEE \$460.98/ksf (Industrial) =			
TOTAL PUBLIC FACILITIES IMPACT FEE			\$ 1,645.93
TOTAL DEVELOPMENT FEES DUE:			\$ 108,639.28

Effective: July 1, 2018

Valid through: June 30, 2019

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated October 1, 2018

Project Name:

Date:

4/8/2019

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1	\$0.00		\$0.00
2	\$0.00		\$0.00
3	\$0.00		\$0.00
4	\$0.00		\$0.00
5	\$0.00		\$0.00

Calculate by Fee per Trip (Only use for appeals):

\$346 184 \$63,664.00

Subtotal:		\$63,664.00
Apply discount:	45.60%	\$29,032.42
Apply credits:		\$0.00
Total Regional Fee:		\$34,631.58



CITY OF SALINAS

POLICE DEPARTMENT

MEMORANDUM

DATE: April 16, 2018

TO: Tom Wiles, Planning

FROM: Kendall Gray, Sergeant

SUBJECT: CUP 2018-007 (existing Shell Gas Station, 417 N. Main St)

I have researched information for CUP 2018-007 regarding an existing Shell gas station at 417 N. Main St, applying for a type 20 license, off-sale beer and wine.

This location is located in Police Reporting District (PRD) #182. The police department's statistics office provided me with an overall 2016 average crime rate of 79.72 per PRD. According to the police department's statistics office, the crime statistics for 2016 for PRD #182 is 133, which is well above the PRD average.

CITY OF SALINAS PRD 182	
YEAR 2017	
Murder	0
Robbery	4
Burglary	17
Rape	0
Aggravated Assault	6
Simple Assault	13
Stolen Vehicles	16
Larceny	16
Part Two Crimes	52
Arson	0
TOTAL	124
all charges include attempted	

PRD #182 encompasses highway 101, a small section of N. Main Street and a residential neighborhood. There are a handful of businesses along N. Main Street including this gas station. Most of this PRD is made up of residences. The borders of PRD #182 are North Main Street to the east, Hwy 101 to the north and W. Rossi Street to the south.

Exhibit L

A large number of the crimes committed in this PRD are for Part II crimes. Part II crimes are a variety of crimes such as Forgery, Embezzlement, Fraud, Vandalism, Prostitution, Drug Abuse, DUI, Public Intoxication, Loitering, and others.

The Salinas Police Department does not object to the approval of CUP 2018-007, Subject to the following recommendations:

- Digital surveillance system with **high quality** cameras focused on the points of sales, entrances/exits of the store and the Parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to police upon request.
- Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.