



CITY OF SALINAS

DEVELOPMENT ENGINEERING, A division of the Public Works Department
65 West Alisal Street | Salinas, CA 93901 | 831-758-7251 | www.ci.salinas.ca.us

ENGINEER'S REPORT

PURPOSE: CUP2017-019

DATE: 5/15/2018

LOCATION: 10 Simas St

PLANNER: Bobby Latino

OWNER/APPLICANT: Simas-East Markert LLC/SyWest Development

DEVELOPMENT PROPOSAL: A proposal to establish religious assembly at old movie theater.

RECOMMENDATION: Approve with Conditions

SWDS THRESHOLD: N/A

DEVELOPMENT REVIEW: *Development Review Submittal prepared by JWF Architecture and BKF, dated 11/16/2017.*

CONDITION OF APPROVAL

1. FEMA Compliance – Applicant shall provide documentation for cost of all improvements that converted the use of the facility along with an appraisal indicating the market value the structure.
2. Fees – Based on CUP1987-028, the existing theater had 1200 seats. Trips associated with the theater use exceeds the proposed religious use. Therefore, no traffic impact fees are assessed for this change in land use.

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.

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Reviewed By:

**Report Prepared By/Applicant
Questions**


Adriana Robles, P.E.

5/15/2018

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Permit Center Senior Engineer (758-7194)

for **Jim Sandoval, P.E.**

City Engineer