



County of Monterey Planning Commission

Agenda Item No.4

Legistar File Number: PC 26-011

Item No.4

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 28, 2026

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PLN180441-AMD1 - SALINAS 101 LLC

Public hearing to consider an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.

Project Location: 101 Sala Road & Harrison Road, Salinas

Proposed CEQA action: Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

- a. Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164.; and
- b. Approve a Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff

recommends approval subject to 32 conditions of approval.

PROJECT INFORMATION

Agent: Brad Sobel

Property Owner: Salinas 101 LLC

APN: 113-091-017-000

Parcel Size: 17.5 acres

Zoning: "LC" or Light Commercial

Plan Area: Greater Salinas

Flagged and Staked: No

Project Planner: McKenna Bowling, Associate Planner

[bowlingmr@countyofmonterey.gov, (831) 755-5298]

SUMMARY:

The subject property consists of a vacant parcel of about 17.5 acres in size, within the Greater Salinas Area Plan. The original project (PLN180441), was heard by the Planning Commission on November 8, 2023, and the action on the hearing consisted of the adoption of a Mitigated Negative Declaration and approval of a Combined Development Permit consisting of a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four (4) retail buildings, four (4) quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039; **Exhibit C**).

The Applicant/Owner now seeks to modify the size and location of previously approved buildings and parcels, remove the previously approved carwash from the scope of work, add a three-truck fueling station, and realign portions of Harrison Road to modify driveway access for the subject property. To implement these changes, an Amendment to the previously approved General Development Plan, Combined Development Permit, and Vesting Tentative Map is required. Further, the previously approved Vesting Tentative Map was set to expire in November 2025, and therefore, this Project also includes a two-year extension. All other project components of the previously approved Combined Development Permit (PLN180441) remain the same. Of the Conditions of Approval approved with Resolution No. 23-039 (PLN180441), 29 are still applicable and are being carried forward to this Amendment (PLN180441-AMD1).

The previously approved project has a water demand of 23 AF per year. Removal of the previously approved gas station will reduce yearly water demand by approximately 4 AF/Y (total demand of 17.58 AF/Y). The Project, as amended, continues to include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. Ground disturbance and building footprints remain relatively the same.

DISCUSSION:

Site Development Standards

The previously approved General Development Plan (Resolution No. 23-039) established a maximum development capacity of 125,000 square feet, maximum building site coverage of 50 percent, with a front setback of 20 feet from Harrison Road, 10 foot rear setback, side setback of 5 feet, and a side setback of 15 feet from any internal streets/driveways. This Amendment does not modify the site development standards of the General Development Plan. As proposed, the modified development conforms to the site development standards outlined in both Title 21, and the previously approved General Development Plan. The amended project reduces the overall square footage from 98,926 to 98,676 (76% of the allowed). The maximum allowed height in the LC district for main structures is 35 feet, and 15 feet for all accessory structures. The previously approved project included a Variance to allow the Hotel on Parcel 7 to exceed 35 feet. The reconfigured buildings on Parcels 2, 3, 4, 5, 6, 8, 9, and 10 comply with the required main structure heights. Therefore, as proposed and conditioned, the project conforms with the applicable development standards of the zoning district.

The Project would also include the installation of 486 parking spaces, which exceeds the minimum required pursuant to Title 21 section 21.58.040. As illustrated in the attached plans, 121 parking stalls will be associated with the proposed hotel, while 87 stalls will be provided for the Tractor Supply retail building.

Construction would continue to be completed in three phases. As amended, Phase 1 of the Project includes the construction of the Tractor Supply retail store, two retention basins, and Quick Serve Convenience stores. Phase 2 of the Project includes the construction of various retail stores on Parcels 2, 3, and 9. Phase 3 of the Project includes the construction of the four-story 95 room hotel on Parcel 7.

Vesting Tentative Map Amendment

Pursuant to Title 19 section 19.05.070, Vesting Tentative Map (VTM) Amendments may be approved provided:

1. No lots, units or building sites are added;
2. The changes are consistent with both the intent and spirit of the original vesting tentative map approval;
3. There are no resulting violations that affect Monterey County Codes; and
4. There will be no new significant adverse environmental effect from the change.

The VTM Amendment does not change the number of proposed lots or building sites (10). The proposed VTM modifications ensure that on- and off-site circulation is safe, while still proposing highway and neighborhood serving commercial uses. Accordingly, the proposed changes are consistent with the intent and spirit of the original vesting tentative map. As proposed, the Project and Amended Vesting Tentative Map, as designed and conditioned, is consistent with the 2010 Monterey County General Plan and Greater Salinas Area Plan, and there are no resulting violations that affect Monterey County Codes. Finally, as described in the attached Addendum (Attachment E), the proposed Amendment will not result in any new adverse environmental impacts.

Public Viewshed and Design

The Project is not located near a designated scenic vista. Additionally, the property is not located in an

area subject to a Design Control zoning overlay, which regulates the size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. However, the Project has been designed to be compatible with the surrounding rural character, as intended by the 2010 General Plan. The Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architectural design elements of the Project, including natural building colors, roof and trellis designs, and security lighting. The proposed building colors would be a mix of neutral and earthtone colors, including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Project. This Amendment does not modify the previously approved design or architectural style.

Environmentally Sensitive Habitat

The previously prepared biological and cultural resources assessment (County of Monterey No. LIB200170) focused on Congdon's tarplant, which is classified as a Rare Plant Rank 1b by CNPS. A focused plant survey was conducted on September 25, 2019, and no Congdon's tarplant was observed at the proposed project site. The report also included a survey of Nesting Birds, California Tiger Salamander, and California Red-Legged Frog. The previously approved project was determined to have a less-than-significant impact on biological resources with the incorporation of Mitigation Measure BIO-1 and standard permit conditions. The proposed amendment would not change the severity of the previously analyzed impact, and Mitigation Measure BIO-1 has been applied as a condition of approval.

Traffic Improvements

The previously prepared Traffic Impact Analysis (County of Monterey Library No. LIB200165) identified that under existing plus project buildout conditions, the prior project would result in traffic operations that would be in conflict with the County's level of service standard. As a result, the previously approved project included off-site circulation improvements to reduce the impact to a level less than significant. These improvements included modifying the US 101 North ramp and Sala Road intersection's signal, adding and modifying lanes at the Harrison Road and Sala Road intersection, adding a signal to the Harrison Road and project driveway, and additional lines to Harrison Road. These improvements were incorporated into the requirements of Mitigation Measure TI-1.

The proposed Amendment continues to include these on- and off-site improvements, but makes certain modifications to better accommodate the proposed truck fueling station's related traffic. In addition, these modifications change the previously approved intersection of Harrison Road and the property's second [northern] driveway to provide for safer turning movements. Modified improvements include an elongated left turn into the second driveway, restricting left-turning movements when exiting the second driveway, and better-designed taper lanes. The off-site traffic improvements will continue to connect to the existing crosswalks across Sala Road at Harrison Road, as well as with future pedestrian facilities constructed on Harrison Road as part of the future development of Area K. Further, with development of Area K as planned in City of Salinas General Plan, Bicycle Connectivity will be improved through the Transportation Agency for Monterey's 2011 Bicycle and Pedestrian Master Plan via a Class 2 bicycle path on Harrison Road north of existing city limits. Adherence to Mitigation Measure TI-1, as well as the proposed modified improvements, will ensure that the amended project complies with the County's Circulation Element and has less than

significant impacts with respect to transportation.

Benefits of the proposed site plan include internal circulation improvements by adjusting the truck fueling entrance to the north side of the project, which then directs all trucks to enter the site at the northern access driveway, thereby eliminating truck queuing on Harrison Road at the main driveway. Additionally, the truck fueling area proposes a bypass lane to allow trucks to bypass the fueling pumps and exit the project site, which minimizes the potential queuing conflicts. According to the updated Traffic Access Analysis (County of Monterey Library No. LIB250197), the daily weekday trip volume would decrease by 222 trips and Saturday daily trip volume would decrease by 371 trips. The truck traffic expected to utilize the fueling facility is 35 trucks per day, and assuming 10 percent takes place during peak hour, would total approximately 6 trucks in the peak hour, with a fueling time of 15 minutes. The three truck fueling positions would then be occupied for a total of about 30 minutes. Furthermore, the potential traffic volumes and levels of service (LOS) at the four fueling area access points would operate acceptably at LOS B or better, with vehicle delays for the inbound left turn along the northern project access less than 5.0 seconds per vehicle.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW:

On November 8, 2023 the Planning Commission adopted a Mitigated Negative Declaration (SCH No. 2023090503; **Exhibit F**) for the Combined Development Permit consisting of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a gas station and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039 (**Exhibit C**)).

Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified, or a Mitigated Negative Declaration has been adopted, no subsequent environmental review shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope, and confirm that all previously adopted mitigated measures continue to be applicable. The prepared Addendum is attached as **Exhibit E** of the January 28, 2026 staff report to the Planning Commission and reflects the County's independent judgement and analysis.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services

Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A-Project Data Table

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Revised General Developmemnt Plan

Exhibit C- Planning Commission Resolution No. 23-039 (PLN180441)

Exhibit D - Vicinity Map

Exhibit E- Addendum

Exhibit F-Adopted ISMND (PLN180441)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Salinas 101 LLC, Property Owners; Brad Sobel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN180441-AMD1.